Harford County 2005/2006 Comprehensive Zoning Review

Appendix to Assessment Reports

Appendix A Public Comments

2005/2006 Comprehensive Zoning Review COMMENTS District A

	Туре		i				
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
	х		9/7/05	A001	B2	В3	Suggest developing a playground and/or swimming pool for the Old Nuttal, Nuttal, and Sky Blue Community.
	х		9/7/05	A001	B2	В3	Suggest developing a playground and/or swimming pool for the Old Nuttal, Nuttal, and Sky Blue Community.
		Х	9/7/05	A001	B2	В3	Revitalize existing business; surplus of vacant businesses; traffic concerns; rezone to residential.
	Х		9/7/05	A001	B2	B3	Opposed. Would cause property value to decrease; crime to increase; make the neighborhood dangerous for children. Revitalization effort should be continued; there's enough
		Х	9/7/05	A001	B2	В3	rundown commercial property available; concerned about access, traffic and crime.
		Х	9/7/05	A001	B2	В3	Do not need more business; should be revitalized. BRAC will bring several thousand people; need more residential. Opposed. Do not want convenience store or office buildings; built in community for peace and quiet; will be
	Х		9/8/05	A001	B2	В3	more traffic and possibly more crime.
	Х		9/8/05	A001	B2	B3	Opposed. Would likeTrimble Woods sign or play area and pool; changing zoning will not help property values. Opposed. Neighbors unaware of zoning of lot in front of
	Х		9/8/05	A001	B2	B3	community; the County wanted to change the look of Edgewood to attract more homebuyers - a commercial property in front of our development will run away buyers instead. Opposed. Change may bring more traffic, more crime,
	Х		9/8/05	A001	B2	В3	and decrease property values.
	Х		9/8/05	A001	B2	В3	Opposed. Loss of property value to home.
	Х		9/8/05	A001	B2	B3	Opposed. Placing an office building or convenience store would be detrimental to property values; would become a haven for gangs and drug traffickers and increase traffic and fatalities; playground would be a better use of the land.
	Х		9/8/05	A001	B2	B3	Opposed. Maintain a community living atmosphere in the rural areas; should be alternatives, a park or something not so detrimental to the land owners that moved here for peace and solitude.
	Х		9/9/05	A001	B2	В3	Parcel is in front yards of several residences; would be an affront to residents
	Х		9/9/05	A001	B2	В3	Opposed. Keep community safe, quiet, and secluded.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
	Х		9/4/05	A002	R1	CI	Opposed. Lot is too small; property has limited road frontage and can only access on Old Mountain Road South and borders I-95 off ramp; spot zoning; unsafe for access/egress for business generated traffic. Need to concentrate on upgrading properties currently zoned for business that have failed.
		Х	9/7/05	A002	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied. Opposed. Forty two percent of properties in this area have
		Х	9/7/05	A002	R1	CI	requested rezoning which is not fair to existing residential properties.
		Х	9/7/05	A002	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning. Maintain residential neighborhoods; abundance of
		Х	9/7/05	A002	R1	CI	commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A002	R1	CI	Opposed. Residential area; narrow roadway with no shoulders; would constitute spot zoning; County already has more commercial zoning than it needs.
							No public water or sewer; no access to Route 7; no shoulders on road; unsuitable for commercial traffic; adverse to Joppa Community Plan; could adversely affect revitalization efforts on Route 40; per the Legg Mason report, there is no need for additional commercial zoning
	Х		9/8/05	A002	R1	CI	(sent two separate comments on this issue) Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A002	R1	CI	property. Opposed. Inconsistent with surrounding residential
	X		9/9/05	A002	R1	CI	property. Supports request. Property borders off-ramp from I95 and fronts Old Mountain Road; hardly a place for residential
	X	Х	9/1/05 9/7/05	A003	R1 R1	B2 B2	and is served by water and sewer. Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		Х	9/7/05	A003	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
х			9/7/05	A003	R1	B2	Opposed. Residential area; narrow roadway with no shoulders; would constitute spot zoning; County already has more commercial zoning than it needs. Per the Legg Mason report, there is no need for additional
	Х		9/8/05	A003	R1	B2	commercial zoning; property is 0.78 acre, minimal for B2 uses; possible access problem. (sent two separate comments on this issue)

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
	Х		9/1/05	A004	R1	B2	Supports request. Proximity to I-95 and Mountain Road; very little commercial availability at the interchange.
		Х	9/7/05	A004	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		Х	9/7/05	A004	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A004	R1	B2	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	Х		9/8/05	A004	R1	B2	Per the Legg Mason report, there is no need for additional commercial zoning.
	Х		9/1/05	A005	R1	B2	Supports request. Proximity to I-95 and Mountain Road; very little commercial availability at the interchange.
		х	9/7/05	A005	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning. Maintain residential neighborhoods; abundance of
		Х	9/7/05	A005	R1	B2	commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A005	R1	B2	Opposed. Residential area; narrow roadway with no shoulders; would constitute spot zoning; County already has more commercial zoning than it needs.
	Х		9/8/05	A005	R1	B2	Per the Legg Mason report, there is no need for additional commercial zoning.
		Х	9/7/05	A006	B1	В3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		х	9/7/05	A006	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		Х	9/7/05	A006	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
х			9/7/05	A006	B1	В3	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs. Per the Legg Mason report, there is no need for additional
							commercial zoning; property is presently occupied by realty company - acceptable B1 use; road not suitable for commercial traffic. (sent two separate comments on this
	Х		9/8/05	A006	B1	В3	issue) Access for business would be difficult; should either be LI
	Х		9/9/05	A007	R3	GI	or R3. Property was rezoned from R1 to LI in 1998; suggest zoning of R1 to be reinstated. (sent two separate
	Х		9/8/05	A008	LI	R1	comments on this issue)

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		Х	9/7/05	A009	R1/B3	В3	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		х	9/7/05	A009	R1/B3	В3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		Х	9/7/05	A009	R1/B3	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		х	9/7/05	A009	R1/B3	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
		٨					Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already
Х			9/7/05	A009	R1/B3	B3	has more commercial zoning than it needs. Surrounded by residential uses; no access to Route 152, no shoulders, deep ditches, unsuitable for B3 uses; per
	Х		9/8/05	A009	R1/B3	В3	the Legg Mason report, there is no need for additional commercial zoning. Per the Legg Mason report, there is no need for additional
	Х		9/8/05	A009	R1/B3	В3	commercial zoning; property is surrounded by residential uses; not suitable for commercial traffic. (sent two separate comments on this issue)
	Х		9/9/05	A009	R1/B3	В3	Opposed. Inconsistent with surrounding residential property.
	Х		9/9/05	A009	R1/B3	В3	Opposed. Inconsistent with surrounding residential property.
		Х	9/7/05	A010	R1	В3	Opposed. Concerned about safety of children and school buses. Would like property to remain residential.
	х		9/8/05	A010	R1	В3	Per the Legg Mason report, there is no need for additional commercial zoning; inconsistent with the Master Plan; property has been denied commercial zoning in the past; B3 uses would not be compatible in an established residential neighborhood; property is not in the Enterprise Zone; adverse to efforts to redevelop and revitalize Route 40. (sent two separate comments on this issue)
		Х	9/7/05	A011	B1	В3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		Х	9/7/05	A011	B1	B3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		Х	9/7/05	A011	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		х	9/7/05	A011	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
							Opposed. Already zoned appropriately for neighborhood
							business; Rt. 7 or Old Mountain Road must be used as
х			9/7/05	A011	B1	В3	entrance and egress; intersection is already poor at best.
							Per the Legg Mason report, there is no need for additional commercial zoning; property is 0.393 acre, minimal for B3 uses; limited parking. (sent two separate comments on
	Х		9/8/05	A011	B1	В3	this issue)
							Issue is outside Development Envelope; traffic concerns; a business could contaminate wells; inconsistent with the Master Plan, "Visions of the 1992 Maryland Planning Act",
	Х		9/7/05	A012	AG	B2	and "Smart Growth Initiatives".
		Х	9/7/05	A012	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
							Opposed. Borders access road to 195 and located in a
							residential area; limited safety for traffic on narrow
							roadway with no shoulder; outside Development
			0/7/05	1010	4.0	D.O.	Envelope; County already has more commercial zoning
Х			9/7/05	A012	AG	B2	than it needs. Opposed. Not in conformance with Master Plan or Joppa
							Community Plan; no additional need for commercial
	Х		9/8/05	A012	AG	B2	zoning.
				-			Inconsistent with Master Plan and Joppa Community Plan;
							property is not in Development Envelope; no public water
			- / - /				and sewer; per the Legg Mason report, there is no need
	Х		9/8/05	A012	AG	B2	for additional commercial zoning Opposed. Inconsistent with Master Plan; outside
							Development Envelope; traffic concerns; wells and septic
		Х	9/8/05	A012	AG	B2	threatened in area.
			.,,,,,,				Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A012	AG	B2	property.
							Outside the Development Envelope; within Joppa rural
	v		0/0/05	A012	40	D2	boundaries; not consistent with Master Plan and other
	Х		9/9/05	A012	AG	B2	plans. Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A012	AG	B2	property.
	Х		9/8/05	A013	R3	B1	Inconsistent with the Master Plan; spot zoning.
							Inconsistent with the Master Plan; property is in R1 zoned
	,,		0/0/05	۸014	D1	CI	area, not Enterprise Zone or Route 40 corridor (sent two
	Х		9/8/05	A014	R1	GI	separate comments on this issue) Inconsistent with the Master Plan; property is in R1 zoned
							area, not Enterprise Zone or Route 40 corridor (sent two
	Х		9/8/05	A015	R1	GI	separate comments on this issue)
							Inconsistent with the Master Plan; property is in R1 zoned
							area, not Enterprise Zone or Route 40 corridor (sent two
	Х		9/8/05	A016	R1	Gl	separate comments on this issue)

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		Х	9/7/05	A017	R1	CI	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		х	9/7/05	A017	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		х	9/7/05	A017	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		х	9/7/05	A017	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A017	R1	CI	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	Х		9/8/05	A017	R1	CI	Per the Legg Mason report, there is no need for additional commercial zoning; located on a road with single family homes; unsuitable for commercial or industrial traffic use (sent two separate comments on this issue)
	Х		9/9/05	A017	R1	CI	Opposed. Inconsistent with surrounding residential property.
	Х		9/9/05	A017	R1	CI	Opposed. Inconsistent with surrounding residential property.
		Х	8/31/05	A018	R3	B2	Request to improve value of property; will not impact traffic with four to six clients per week.
	Х		9/7/05	A018	R3	B2	Supports Request. Would like zoning in case we want to open a home business, have six parking spots; will not affect school district.
	Х		9/9/05	A018	R3	B2	Opposed. Inconsistent with surrounding residential property.
	Х		9/9/05	A018	R3	B2	Opposed. Spot zoning.
		Х	9/7/05	A019	B1	В3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		Х	9/7/05	A019	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		Х	9/7/05	A019	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A019	B1	B3	Opposed. Already zoned appropriately for neighborhood business. Rt. 7 or Old Mountain Road must be used as entrance and egress; intersection is already poor at best.
	Х		9/8/05	A019	B1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; B3 uses would be incompatible with the neighborhood; suggest B2 zoning to allow restaurant to expand and/or combine Issue A020 for restaurant business.

	Туре		ı				
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		Х	9/7/05	A020	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		Х	9/7/05	A020	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A020	B1	В3	Opposed. Already zoned appropriately for neighborhood business. Rt. 7 or Old Mountain Road must be used as entrance and egress, intersection is already poor at best.
	Х		9/8/05	A020	В1	В3	Per the Legg Mason report, there is no need for additional commercial zoning; B3 uses would be incompatible with the neighborhood; suggest B2 zoning to allow restaurant to expand and/or combine adjoining lot for restaurant business.
		Х	8/31/05	A021	AG	R1	Rezoning request previously denied; property does not perc.; water quality and wildlife threatened.
		Х	8/31/05	A021	AG	R1	Opposed. No water and sewer or sidewalks; impacts on community and wildlife.
	Х		9/7/05	A021	AG	R1	Opposed. Property has failed perc tests; land cannot be used without water/sewer hookup, which is not planned; do not want to see this land rezoned for a development.
	X		9/8/05	A021	AG	R1	Inconsistent with the Master Plan; not in the Development Envelope; no water or sewer; not in conformance with the Joppa Community Plan; spot zoning; property has been denied residential use by Health Department.
	Х		9/9/05	A021	AG	R1	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
		Х	9/7/05	A022	LI	R1	Property was changed by County during last comprehensive zoning; should revert back to R1; cannot be marketed with existing classification.
	Х		9/8/05	A022	LI	R1	Property was rezoned from R1 to LI in 1998; suggest zoning of R1 to be reinstated. (sent two separate comments on this issue)
	Х		9/8/05	A023	AG	RR	Inconsistent with the Master Plan and the Joppa Community Plan; not in the Development Envelope; no public water or sewer; spot zoning; Clayton Road does not have minor rural road status
	Х		9/9/05	A023	AG	RR	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
	Х		9/8/05	A024	LI	R1	Property was rezoned from R1 to LI in 1998; suggest zoning of R1 to be reinstated (sent two separate comments on this issue)
		Х	9/7/05	A025	B3/R1	В3	Opposed. Excessive traffic; road not equipped to handle; quality of life and investments will decrease; we are protecting developers, not citizens.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
							Per the Legg Mason report, there is no need for additional
							commercial zoning; Inconsistent with the Master Plan;
							property is not in Enterprise Zone; inappropriate for B3
	.,		0/0/05	٨٥٥٢	D2/D1	D2	zoning; approval could be contrary to Route 40
	Х		9/8/05	A025	B3/R1	B3	revitalization Opposed. Increased traffic and litter; existing property
							along Rt. 40 for business; do not need additional
	х		9/13/05	A025	B3/R1	В3	commercial.
	Λ		7/10/00	71023	DOME		Would support request if access is through adjoining
	Х		9/9/05	A026	B2/R3	B2	business property.
			.,.,,				Inconsistent with the Master Plan and the Joppa
							Community Plan; located in agricultural community;
							rezoning would not enable the property to meet County
							and State requirements to be subdivided because there
	Х		9/8/05	A027	AG	RR	are two homes on one lot.
							Outside the Development Envelope; within Joppa rural
							boundaries; not consistent with Master Plan and other
	Х		9/9/05	A027	AG	RR	plans.
							Supports request. Property would be more useful as
	Х		9/9/05	A028	GI	R2	residential than commercial.
			0/7/05	4.000	D.O.	D.O.	Opposed. Inconsistent with surrounding residential
		Х	9/7/05	A029	B2	B3	property. In Edgewood Revitalization area; request is not in keeping
							with that plan; traffic would be an issue in this residential
	х		9/9/05	A029	B2	В3	area.
	Λ		71 7103	AUZ /	DZ	D3	Do not need more shopping malls; revitalize vacant
		Х	9/7/05	A030	B2	В3	commercial.
			.,,,,,,				In Edgewood Revitalization area; request is not in keeping
							with that plan; traffic would be an issue in this residential
	Х		9/9/05	A030	B2	В3	area.
							Opposed. This is a residential neighborhood and Pine
							Road is a "no outlet" road; traffic volume will increase and
							set precedent for future changes; will also change
			0/0/05	1001	F.1	F.0	character of the neighborhood; area should remain
	Х		8/9/05	A031	R1	B3	residential.
			0/7/0E	A021	D1	В3	Opposed. Concerned about safety of children and school
		Х	9/7/05	A031	R1	DΟ	buses; would like property to remain residential.
							Follow Master Plan. Neighborhoods need to be kept safe
		Х	9/7/05	A031	R1	CI	and peaceful; development along Rt. 7 should be denied.
		^		. 1001	111	<u> </u>	Inconsistent with the Master Plan; not located in the
							Enterprise Zone; low intensity use area located in a
	Х		9/8/05	A031	R1	В3	residential area.
							Already have enough car and junk yards on Rt. 40.
		Х	9/7/05	A032	R1	В3	Worried about property devaluation and increased taxes.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
	Х		9/8/05	A032	R1	В3	Inconsistent with the Master Plan; located entirely within R1 district; Rayner Lane is developed with residential uses, has very steep topography and a deep drop-off, unsuitable for commercial traffic; noise concerns; per the Legg Mason report, there is no need for additional commercial zoning.
		Х	9/7/05	A033	R1	В3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.
	х		9/8/05	A033	R1	B3	Inconsistent with the Master Plan; located entirely within R1 district; Rayner Lane is developed with residential uses, has very steep topography and a deep drop-off, unsuitable for commercial traffic; noise concerns; per the Legg Mason report, there is no need for additional commercial zoning.
		Х	9/7/05	A034	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		х	9/7/05	A034	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		х	9/7/05	A034	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		Х	9/7/05	A034	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A034	R1	CI	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	X		9/8/05	A034	R1	CI	Per the Legg Mason report, there is no need for additional commercial zoning; CI zoning is not appropriate for surrounding residential neighborhood; road is not suitable for commercial traffic. (sent two separate comments on this issue)
			9/9/05	A034	R1	CI	Opposed. Inconsistent with surrounding residential property.
	X		9/9/05	A034	R1	CI	Opposed. Inconsistent with surrounding residential property.
	۸	Х	9/7/05	A035	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		Х	9/7/05	A035	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning. Maintain residential neighborhoods; abundance of
		Х	9/7/05	A035	R1	CI	commercial zoning not being utilized; revitalize commercial corridor.

	Туре		1				
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
							Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already
Х			9/7/05	A035	R1	CI	has more commercial zoning than it needs.
			ж	71000		91	Per the Legg Mason report, there is no need for additional commercial zoning; CI zoning is not appropriate for surrounding residential neighborhood; road is not suitable for commercial traffic. (sent two separate comments on
	Х		9/8/05	A035	R1	CI	this issue)
	Х		9/9/05	A035	R1	CI	Opposed. Inconsistent with surrounding residential property.
	Х		9/9/05	A035	R1	CI	Opposed. Inconsistent with surrounding residential property.
	Х		9/5/05	A036	R1	B1	Vehicular and pedestrian traffic are already an issue; additional business would increase problems.
		х	9/7/05	A036	R1	B1	Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area.
		Х	9/7/05	A036	R1	B1	Agrees with previous speaker's comments, "Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area."
	х		9/7/05	A036	R1	B1	Opposed. MD 7 and Joppa Farm Rd. already dangerous; more traffic from new business would make it worse; would bring crime - we already have police helicopters flying over at night; should remain residential. Property was once pump repair shop (non-conforming use) and is now a residential use; located across from
	Х		9/8/05	A036	R1	B1	several other non-conforming businesses; community strongly opposed to returning this property to business use after non-conforming status expired.
Х			9/8/05	A036	R1	B1	Opposed. Increased traffic, safety.
Х			9/8/05	A036	R1	B1	Opposed. Increased traffic, safety. (Petition signed by 38)
	Х		9/1/05	A037	AG	B2	Supports request. These two lots are bordered on 3 sides I-95, Mountain Rd., hardly a place for Residential living. Issue is outside Development Envelope; traffic concerns; a
	Х		9/7/05	A037	AG	B2	business could contaminate wells; inconsistent with the Master Plan, "Visions of the 1992 Maryland Planning Act", and "Smart Growth Initiatives".
		Х	9/7/05	A037	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
Х			9/7/05	A037	AG	B2	Opposed. Borders access road to 195 and located in a residential area; limited safety for traffic on narrow roadway with no shoulder; outside Development Envelope; County already has more commercial zoning than it needs.

	Туре						
Letter		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		3				3	Opposed. Not in conformance with Master Plan or Joppa
	Х		9/8/05	A037	AG	B2	Community Plan; no additional need for commercial zoning.
	^		710103	A031	7.0	DZ	Inconsistent with Master Plan and Joppa Community Plan;
							property is not in Development Envelope; no public water
							and sewer; per the Legg Mason report, there is no need
	Х		9/8/05	A037	AG	B2	for additional commercial zoning.
							Opposed. Inconsistent with Master Plan; outside
							Development Envelope; traffic concerns; wells and septic
		Х	9/8/05	A037	AG	B2	threatened in area.
			- /- /				Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A037	AG	B2	property.
							Outside the Development Envelope; within Joppa rural
	.,		0/0/05	A027	۸۰	D2	boundaries; not consistent with Master Plan and other
	Х		9/9/05	A037	AG	B2	plans. Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A037	AG	B2	property.
	^		717103	AUST	AG	DZ	Supports request. These two lots are bordered on three
							sides I-95, Mountain Rd., hardly a place for residential
	Х		9/1/05	A038	AG	B2	living.
			77 11 00	7.000	7.0		Maintain residential neighborhoods; abundance of
							commercial zoning not being utilized; revitalize
		Х	9/7/05	A038	AG	B2	commercial corridor.
							Opposed. Borders access road to 195 and located in a
							residential area; limited safety for traffic on narrow
							roadway with no shoulder; outside Development
							Envelope; County already has more commercial zoning
Х			9/7/05	A038	AG	B2	than it needs.
							Opposed. Not in conformance with Master Plan or Joppa
			0/0/05	4020	40	D2	Community Plan; no additional need for commercial
<u> </u>	Х		9/8/05	A038	AG	B2	zoning. Inconsistent with Master Plan and Joppa Community Plan;
							property is not in Development Envelope; no public water
							and sewer; per the Legg Mason report, there is no need
	Х		9/8/05	A038	AG	B2	for additional commercial zoning.
	^		710100	71000	7.0	52	Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A038	AG	B2	property.
					-		Outside the Development Envelope; within Joppa rural
							boundaries; not consistent with Master Plan and other
	Х		9/9/05	A038	AG	B2	plans.
							Opposed. Inconsistent with surrounding residential
	Х		9/9/05	A038	AG	B2	property.

2005/2006 Comprehensive Zoning Review COMMENTS District B

	Туре						
	Турс						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		Х	8/31/05	B001	AG	В3	Surrounding area is AG and close to watershed.
							Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; adjacent to park
		Х	9/1/05	B001	AG	В3	on steep hill; traffic issues.
		Х	9/1/05	B001	AG	В3	Watershed of Bel Air; unsuitable for intensification.
	V		9/7/05	B001	AG	В3	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is
	Х		9///03	DUUT	AG	D3	a priority. Infrastructure issues (traffic); beauty of the area will be
		v	9/7/05	B003	AG	RR	effected; enough housing developments in area.
Х		Х	9/8/05	B003	AG	RR	Opposed. Traffic issues; water table is dropping; once developed the farmland is gone forever.
		Х	9/8/05	B003	AG	RR	Traffic concerns; protect horse farms.
Х			9/8/05	B003	AG	RR	Opposed. Should preserve tie to horse racing heritage; existing infrastructure cannot handle all the growth. Opposed. Preserve horse racing heritage, traffic concerns,
		Х	9/7/05	B003	AG	RR	safety.
		Х	9/8/05	B005	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area. Water table concerns; need for development of rainfall
		Х	9/8/05	B005	AG	RR	reclamation plan.
Х		^	9/10/05	B017	AG	B3	Intensify already hazardous intersection.
X			9/10/05	B033	AG	B3	Surrounding area is AG; backs up to the Gunpowder; traffic concerns.
Х			9/10/05	B001	AG	В3	Surrounding area is AG; too close to watershed.
Х			9/10/05	B043	AG/B3/R2	В3	Will change character of neighborhood; traffic concerns.
Х			8/29/05	B006	AG	RR	Opposed. Schools will become more overcrowded, current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	Х		8/31/05	B006	AG	RR	Opposed. Will cause increase in population resulting in increased traffic and overcrowded schools; no preparation to pay for these improvements or new schools/teachers; urban sprawl; County should focus on developing land currently available without the need to rezone.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	Х		9/9/05	B006	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
х	٨		8/29/05	B007	AG	RR	Opposed. Schools will become more overcrowded, current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	X		8/31/05	B007	AG	RR	Opposed. Will cause increase in population resulting in increased traffic and overcrowded schools; no preparation to pay for these improvements or new schools/teachers; urban sprawl; County should focus on developing land currently available without the need to rezone.
	Х		9/9/05	B007	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
		Х	9/1/05	B008	R4	В3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists.
	Х		9/9/05	B013	B2/AG	B2	Concerns about redistricting; limit construction of new homes until schools and public facilities can catch up; concerned about no paid fire department; need more police; drugs and gangs are becoming part of everyday life.
		Х	8/31/05	B017	AG	В3	Would intensify an already dangerous area. Represents HOA. Upzoning will destroy rural character; extends corridor surrounded by Gunpowder Watershed;
		X	9/1/05	B017 B017	AG AG	B3 B3	school overcrowding issues; traffic increase. Supports request. No vacant commercial in the area; existing produce operation is limited in expansion due to floodplain on site.
Х			8/29/05	B018	AG	RR	Opposed. Schools will become more overcrowded; current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	Х		9/9/05	B018	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
Х			8/29/05	B019	AG	RR	Opposed. Schools will become more overcrowded, current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	Х		9/9/05	B019	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum. Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; impacts on
		Χ	9/1/05	B020	R3/R4	B2	businesses in Bel Air and revitalization.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	Х		9/5/05	B021	AG	RR	Community has not been properly notified through the correct procedures stated in the guidelines of the comprehensive zoning review; we are losing farmland in Harford County; potential for 25+ homes could be added to overburdened aquifer.
	Х		9/6/05	B021	AG	RR	Opposed. Will directly effect wells, schools, traffic and road conditions; growth in area has reached intolerable limits.
			21/ 05	B004			Opposed. Encourages development the County cannot afford; schools overcrowding; no money to support current needs; traffic on Rt. 152 already congested; groundwater in area already stressed; additional septic systems would increase nitrogen levels; promote development near a gas pumping station, power lines, petroleum pipe line and gas pipeline could be problematic in the case of utility failure;
	X		9/6/05 9/6/05	B021 B021	AG AG	RR RR	reduction of quality of life; increase air pollution. Several new developments on Routes 152 and 165; traffic concerns on Route 152 between Pleasantville and Baldwin Mill Roads; fire and emergency service concerns, potential for loss of life; well concerns - MTBE and low pressure; existing overcrowding in schools; inconsistent with the Master Plan.
		Х	9/7/05	B021	AG	RR	Traffic concerns; overcrowded schools; low yield wells in area; MTBE issues; inconsistent with Master Plan.
	x		9/7/05	B021	AG	RR	Opposed. Encourages development the County cannot afford; schools already overcrowded; County cannot support current school needs or needs resulting from increased development; promotes development further stretching limited resources; traffic on Rt. 152 already congested, will be worse by rezoning.
	Х		9/7/05	B021	AG	RR	Overcrowded schools.
	X		9/7/05	B021	AG	RR	Zoning change would permit up to 30 new homes; schools already above capacity; ground water in area contaminated by MTBE and predicted flow of contamination is directly towards this property.
	Х		9/7/05	B021	AG	RR	Well concerns with an additional 25-29 homes; owner isn't concerned about welfare of residents; capitalizing on the real estate market. Opposed. Impact on wells; concerned about MTBE in
		Х	9/8/05	B021	AG	RR	waters; school and emergency services impacts; outside the Development Envelope; should be kept farmland. Opposed. Traffic issues, overcrowded schools, impact on
		Х	9/8/05	B021	AG	RR	wells and emergency services.
	Х		9/7/05	B021	AG	RR	Opposed. Concerned about groundwater - neighbors have low well yields which have gone dry; near the gas station that closed due to contamination; contradicts the Master Plan; overcrowded schools and traffic bad already.

	Туре						
		Speaker at			Full-Han	Dammatad	
Lottor	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Cummon of Commonts
Letter	FUIII	Ü	9/1/05	B023	R2	B3	Summary of Comments Surrounded by R2.
		Х	9/1/05	DUZ3	KΖ	Dθ	Upzoning will destroy rural character; school overcrowding
		Х	9/1/05	B023	R2	В3	issues; traffic increase.
		٨	7/1/03	D023	IVZ	DJ	issues, traine increase.
		Х	8/31/05	B024	AG	RR	Supports request; is consistent with surrounding RR zoning.
		Α	0/0//00	5021	7.0	1111	Supports request. Property was never used for AG
							purposes; land use on file with tax records states
							"Residential"; old cow barn used for storage; request would
	Х		8/31/05	B024	AG	RR	put property in line with surrounding properties.
							Opposed. traffic; school overcrowding; keep urban sprawl to
	Х		9/9/05	B024	AG	RR	a minimum.
							Request study on transportation corridors for major routes
							into Bel Air before approving requests; additional business
							should not occur on MD22; Winters Run Watershed
							protection should be approved before increasing density;
							sufficient commercial zoning already exists; impacts on
		Х	9/1/05	B025	B3/R4	B3	businesses in Bel Air and revitalization.
			0/00/05	D00/	4.0	DD	Opposed. Do not want to see more agricultural land go to
Х			8/29/05	B026	AG	RR	builders.
, , ,			0/20/05	B027	۸۲	DD	Opposed. Do not want to see more agricultural land go to builders.
Х			8/29/05	B027	AG	RR	Opposed. Do not want to see more agricultural land go to
Х			8/29/05	B028	AG	RR	builders.
^			0127103	D020	AG	IXIX	Opposed. Do not want to see more agricultural land go to
х			8/29/05	B029	AG	RR	builders.
			0/2//00	5027	7.0	1111	Opposed. Do not want to see more agricultural land go to
Х			8/29/05	B030	AG	RR	builders.
							Opposed. Do not want to see more agricultural land go to
Х			8/29/05	B031	AG	RR	builders.
							Supports request. Prospect of "childrens home" has been a
							source of grief; neighbors agree single family housing would
	Х		9/1/05	B032	AG	RR	be good for all; consider needs of adjacent property owners.
		Х	9/1/05	B032	AG	RR	RR is appropriate for this property. Opposed. Water table wells will not support development;
							property is uphill from Gunpowder stream and state park;
							runoff and septic would devastate area; dangerous
							intersection at Harford and Reckord Roads; new
	v		9/1/05	B032	AG	RR	development would add to congestion.
	Х		71 1103	טטטב	ΛŪ	IXIX	Represents Fallston Meadows Community Association; long
							standing concern about use of property; will possibly support
		Х	9/7/05	B032	AG	RR	request.
		Х	8/31/05	B033	AG	B3	Surrounding area is AG; traffic concerns.
		Х	9/1/05	B033	AG	B3	Gateway to Bel Air; no more commercial needed.
							Supports request. Not out of character; maintains continuity
		Х	9/1/05	B033	AG	В3	of area; neighbors support.
							Extends corridor surrounded by Gunpowder Watershed;
		Х	9/1/05	B033	AG	В3	school overcrowding issues; traffic increase.
							Upzoning will destroy rural character; school overcrowding
		Х	9/1/05	B038	AG	R1	issues; traffic increase.

	Туре						
		Speaker at			F ' "	D	
Lottor	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Commants
Letter	FUIII	Ü	9/1/05	B038	AG	R1	Summary of Comments Opposed. Does not fit with neighborhood; traffic issues.
		Х	9/1/03	D030	AG	KI	Opposed. Maintain rural nature of the community; RR would
	х		9/5/05	B038	AG	R1	be more acceptable.
	X		710100	D030	7.0	1(1	Opposed. Maintain rural setting and agricultural uses;
							protect excess reservoir, increase in housing will effect
							current wells and septic systems; property does not perc;
							traffic would increase on Old Joppa Road; property values
							may fall; increased development will affect wildlife in the
Х			9/6/05	B038	AG	R1	area.
							Opposed. Rezoning would destroy the character of our
							neighborhood; low density residential development AG is the
	Х		9/6/05	B038	AG	R1	best fit for this land; should resist urban sprawl.
			01/ /05	Door	4.0	D4	Opposed. Traffic concerns; public water and sewer not
Х			9/6/05	B038	AG	R1	available; over capacity schools in Fallston. Opposed. Not consistent with neighborhood; would directly
	.,		9/7/05	D020	۸۲	D1	1 11
	Х		9///05	B038	AG	R1	interfere with wells; streets and yards. Opposed. Not supported by Master Plan; studies indicate
							sufficient undeveloped residential, commercial, and
							industrial land within the Development Envelope for
							projected growth; existing commercial areas are adequate to
							meet needs of community; maintaining the rural character is
	Х		9/7/05	B038	AG	R1	a priority.
							Opposed. Will add to current overcrowding of schools;
							increase traffic on Timber Lane; add to traffic problem on
							Joppa and Mountain Roads; increase in development also
Х			9/7/05	B038	AG	R1	increases crime.
							Outside the Development Envelope; within Joppa rural
	Х		9/9/05	B038	AG	R1	boundaries; not consistent with Master Plan and other plans.
	۸		717103	D030	AU	IXI	Upzoning will destroy rural character; school overcrowding
		Х	9/1/05	B039	AG	R1	issues; traffic increase.
		Х	9/1/05	B039	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
							Opposed. Maintain rural nature of the community, RR would
	Х		9/5/05	B039	AG	R1	be more acceptable.
							Opposed. Maintain rural setting and agricultural uses;
							protect excess reservoir, increase in housing will effect
							current wells and septic systems; property does not perc;
							traffic would increase on Old Joppa Road; property values
			01/ 105	DOSO	4.0	D1	may fall; increased development will affect wildlife in the
Х			9/6/05	B039	AG	R1	area. Opposed. Rezoning would destroy the character of our
							neighborhood; low density residential development AG is the
	х		9/6/05	B039	AG	R1	best fit for this land; should resist urban sprawl.
	Α		7,0,00	5007	7.0	111	Opposed. Traffic concerns, public water and sewer is not
Х			9/6/05	B039	AG	R1	available, over capacity schools in Fallston.
			-	-			Opposed. Does not fit in with the neighborhood, would
							directly interfere with wells; streets and yards would no
	Х		9/7/05	B039	AG	R1	longer be a haven; wildlife would be affected.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	х		9/7/05	B039	AG	R1	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority. Opposed. Will add to current overcrowding of schools and
Х			9/7/05	B039	AG	R1	increase traffic on Timber Lane; add to traffic problem on Joppa and Mountain Roads; increase in development also increases crime.
	Х		9/9/05	B039	AG /P1	R1	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans. Expansion of commercial corridor was denied previously
		X	9/1/05 9/1/05	B040 B040	AG/B1 AG/B1	RR RR	during comprehensive zoning. Understands development, but please preserve the woods.
		Х	9/1/05	B043	AG/B3/R2	В3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
	X		9/7/05	B043	AG/B3/R2	В3	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
	^	Х	9/1/05	B044	R2	R3	Opposed. No existing R3 in area.
	х		9/7/05	B044	R2	R3	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
		Х	9/1/05	B045	AG	R1	Represents HOA. Properties do not perc; water runoff and septic currently runs into yard; impacts on wildlife.
	Х		9/9/05	B045	AG	R1	Opposed. Property is not used for farming; will allow owner to sell to builder; no other R1 in area; overcrowded schools, well and septic concerns.
		Х	9/1/05	B046	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
		Х	9/1/05	B046	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns. Opposed. Land should not be developed; plenty of property
	Х		9/1/05	B046	AG	RR	already slated for development in the area.

	Туре						
	E-Mail or Comment	Speaker at Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
201101		3			3		Area is rural on Master Plan; increasing traffic issues;
							concerned with Old Joppa used as cut through from Bel Air
							and speed limits exceeded; numerous safety issues if
			010105	D044	• •		development is planned and extension on Twinbrook is
	Х		9/2/05	B046	AG	RR	completed. Area cannot take more housing; streets surrounding area
							are narrow and winding and dangerous-80 or 90 more cars
							will make it even more dangerous; no public water or sewer;
							private school will increase traffic on Whitaker and Old
	Х		9/2/05	B046	AG	RR	Joppa Road.
	Х		9/3/05	B046	AG	RR	Opposed. Detrimental to wildlife.
							Safety issues; water yield concerns; development
			0/7/05	DO4/	4.0	D.D.	encroaching on Twin Brook Estates; environmental concerns
		Х	9/7/05	B046	AG	RR	with streams. Strain on schools, traffic, and water aquifer; existing traffic
							problems; adding another 18 homes on Old Joppa Road
	х		9/7/05	B046	AG	RR	would be hazardous and deadly.
			777700	2010	7.0		Traffic on 152 and Baldwin Mill is a concern; wells cannot be
		Х	9/8/05	B046	AG	RR	supported; impact on school system.
							Opposed. Will compromise integrity of Whitaker Mill/Old
							Joppa; outside Development Envelope; inconsistent with
	Х		9/9/05	B046	AG	RR	Master Plan.
							Opposed. Will compromise integrity of Whitaker Mill/Old Joppa; outside Development Envelope; inconsistent with
	х		9/9/05	B046	AG	RR	Master Plan.
	Λ		7/7/03	D040	7.0	IXIX	Opposed. Inconsistent with Master Plan; school
	Х		9/9/05	B046	AG	RR	overcrowding; traffic congestion.
				50.4			Outside the Development Envelope; within Joppa rural
	Х		9/9/05	B046	AG	RR	boundaries; not consistent with Master Plan and other plans. Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consideration to rezone to R1 seems logical and
Х			8/8/05	B047	AG	RR	compatible.
							Opposed. Traffic concerns; road restrictions; paving issues;
			0/0/05	D0.47	4.0	D.D.	overcrowded schools; residents do not want to hook up to
	Х		8/8/05	B047	AG	RR	sewer and water.
							Opposed. Traffic concerns - will become cut through road
							with high speed; floodplain; no stormwater management in
		Х	9/1/05	B047	AG	RR	the area; water and sewer not planned for the area.
							Inconsistent with Master Plan; Old Joppa Road is becoming
			0/4/05	D047	4.0	D.D.	main thoroughfare; heavily traveled and dangerous road;
		Х	9/1/05	B047	AG	RR	increased traffic will increase safety concerns. Opposed. Land should not be developed; plenty of property
	v		9/1/05	B047	AG	RR	already slated for development in the area.
	Х		7/ 1/05	DU47	AU	IVIX	aiready stated for development in the area.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
							Area is rural on Master Plan; increasing traffic issues;
							concerned with Old Joppa used as cut through from Bel Air
							and speed limits exceeded; numerous safety issues if
							development is planned and extension on Twinbrook is
	Х		9/2/05	B047	AG	RR	completed.
							Area cannot take more housing; streets surrounding area
							are narrow and winding and dangerous-80 or 90 more cars
							will make it even more dangerous; no public water or sewer; private school will increase traffic on Whitaker and Old
	v		9/2/05	B047	۸۲	RR	Joppa Road.
	X		9/2/05	B047	AG AG	RR	Opposed. Detrimental to wildlife.
	^		713103	D047	AU	IXIX	Safety issues; water yield concerns; development
							encroaching on Twin Brook Estates; environmental concerns
		Х	9/7/05	B047	AG	RR	with streams.
							Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	B047	AG	RR	issues.
							Traffic concerns; impact to wells; could accept rezoning if
	Х		9/7/05	B047	AG	RR	limit were one home per six acres.
							Traffic on 152 and Baldwin Mill is a concern; wells cannot be
		Х	9/8/05	B047	AG	RR	supported; impact on school system.
			0/0/05	D0.47	4.0	D.D.	Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	B047	AG	RR	farms to stay.
							Opposed. Will compromise integrity of Whitaker Mill/Old Joppa; outside Development Envelope; inconsistent with
	Х		9/9/05	B047	AG	RR	Master Plan.
	^		717103	DU4 /	AG	IXIX	Opposed. Will compromise integrity of Whitaker Mill/Old
							Joppa; outside Development Envelope; inconsistent with
	Х		9/9/05	B047	AG	RR	Master Plan.
							Opposed. Inconsistent with Master Plan; school
	Х		9/9/05	B047	AG	RR	overcrowding; traffic congestion.
							- · ·
							Outside the Development Envelope; within Joppa rural
	Х		9/9/05	B047	AG	RR	boundaries; not consistent with Master Plan and other plans.
							Opposed. Will increase traffic; overcrowded schools; safety
				D0.47		55	of children; do not want public sewer; taxes will be raised.
Х			not dated	B047	AG	RR	(Petition signed by 85)

2005/2006 Comprehensive Zoning Review COMMENTS District C

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Surrounded by R2 parcels; development should
							be limited to what is allowed in R2 area; do not need
							additional office buildings in our community or residential
	Х		9/6/05	C001	R2	RO	areas.
	Х		9/6/05	C001	R2	RO	Opposed. Do not want RO zoning in neighborhood.
							Opposed. Too much RO zoning, this will make the
							intersection of MacPhail and MD 924 worse than it already
	Х		9/6/05	C001	R2	RO	is.
							Opposed. Businesses would increase traffic and accidents;
							new businesses should go into partially empty shopping
	Х		9/6/05	C001	R2	RO	centers.
			0/0/05	0001	D2	D0	Onnered Names DO regime and discounts
	Х		9/8/05	C001	R2	RO	Opposed. No more RO zoning needed in County. Opposed. Surrounded by R2 parcels; development should
							be limited to what is allowed in R2 area; do not need
							additional office buildings in our community or residential
	х		9/6/05	C002	R2	RO	areas.
	X		9/6/05	C002	R2	RO	Opposed. Do not want RO zoning in neighborhood.
	^		710103	C002	IXZ	NO	Opposed. Too much RO zoning, this will make the
							intersection of MacPhail and MD 924 worse than it already
	Х		9/6/05	C002	R2	RO	is.
			.,,,,,				Opposed. Businesses would increase traffic and accidents;
							new businesses should go into partially empty shopping
	Х		9/6/05	C002	R2	RO	centers.
	Х		9/8/05	C002	R2	RO	Opposed. No more RO zoning needed in County.
							Opposed Will increase traffic in an already congested area
			0/21/05	C004	DΩ	D1	Opposed. Will increase traffic in an already congested area
Х			8/31/05	C006	R2	B1	and no additional commercial uses are needed in the area. Opposed. Will increase traffic; there is plenty of empty
Х			8/15/05	C007	R2	B2	commercial that can be utilized.
^			0/13/03	C007	IXZ	DZ	commercial that can be utilized.
							Would spoil residential character of the street/neighborhood
							and make junction of Ring Factory Road and Emmorton
	Х		8/24/05	C007	R2	B2	Road (MD 924) more congested than it already is.
				-			Traffic impacts - speed limits already exceeded; will cause
		Х	8/31/05	C007	R2	B2	increased traffic, litter, noise and accidents.
							Adjacent property owner; traffic and speeding are an issue;
		Х	9/1/05	C007	R2	B2	request not consistent with the residential neighborhood.
							Do not need additional business in area; properties have
		Х	9/1/05	C007	R2	B2	lots with large trees; rezoning should not be considered.
							Traffic issues; we always need more schools and utilities;
	Х		9/1/05	C007	R2	B2	stop the building and rezoning of residential to business.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C007	R2	B2	traffic is a major issue.
							Justification for rezoning is only financial; real estate interest
		Х	9/1/05	C007	R2	B2	prompted rezoning; all houses are residential.
	Х		9/1/05	C007	R2	B2	Opposed. Property should stay as it is.
							Concerned with traffic on West Ring Factory Rd. between
							924 and 24; should be surveyed before making any zoning
	Х		9/3/05	C007	R2	B2	changes.
							Opposed. Lots are surrounded by residential development;
							don't recommend any business zoning; R2 allows some
	Х		9/6/05	C007	R2	B2	businesses.
							Opposed. Keep older, stable communities residential; keep
	Х		9/6/05	C007	R2	B2	commercial properties in designated areas.
							Opposed. Older, stable communities around Bel Air should
							be kept residential; commercial properties should be kept in
	Х		9/6/05	C007	R2	B2	their designated areas; B2 zoning is inappropriate.
							Opposed. Traffic is already heavy in neighborhood; B2
							zoning would cause additional cars going to and from
	Х		9/6/05	C007	R2	B2	business parking lots.
							Opposed. Lack of need, existing surplus of business zoned
							sites; contrary to character of neighborhood; traffic issues;
							will probably be necessary to widen roads which will
	Х		9/7/05	C007	R2	B2	increase taxes.
							Approval of request would constitute spot zoning; decrease
	Х		9/7/05	C007	R2	B2	in home values.
							Opposed. Existing traffic problems are deteriorating
			- /- /				makeup of neighborhood; speeding problems on Ring
	Х		9/7/05	C007	R2	B2	Factory Road; safety of children and seniors.
							Opposed. Increase traffic; safety issues; proposal will add
	Х		9/7/05	C007	R2	B2	to the situation.
			0/7/05	0007	DO	DO.	Opposed. Increase traffic; safety issues; proposal will add
	Х		9/7/05	C007	R2	B2	to the situation.
	.,		0/7/05	C007	DΩ	po	Object to rezening this property D2
	Х		9/7/05	C007	R2	B2	Object to rezoning this property B2.
	v		9/7/05	C007	R2	B2	New businesses would add to the existing traffic problems.
-	X		9/8/05	C007	R2	B2	Opposed.
	^		710103	C00 <i>1</i>	I\Z	DΖ	Opposed. Opposed to development outside the
							Development Envelope; sufficient commercial and
							residential development zoned within the Development
							Envelope; Master Plan states that Churchville's primary land
							use is agricultural; upzoning Cullum Road, Medical Road,
Х			9/8/05	C007	R2	B2	Goat Hill Road, and MD 136 is inappropriate.
<u> </u>			., 0, 00	3001	112		Opposed. Rezoning would increase traffic on Route 924
							and West Ring Factory Road; would not be able to handle
							volume of traffic that would be stopped to allow entrance
	Х		9/8/05	C007	R2	B2	and exit to these locations.
	Х		9/8/05	C007	R2	B2	Opposed to zoning changes from residential to business.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Will affect residential property values, traffic
Х			9/8/05	C007	R2	B2	safety, and school safety; environmental concerns.
	Х		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	Х		9/8/05	C007	R2	B2	Adverse effect on neighborhood and traffic concerns.
							Opposed. Traffic accidents at West Riding / 924; no new
	Х		9/8/05	C007	R2	B2	commercial uses are needed.
							Existing traffic problem in this area; more businesses will
							increase the chance for fatal accidents; enough existing
	Х		9/8/05	C007	R2	B2	businesses within 1 mile of this area.
			0/0/05	0007	D0	Do	Opposed. Traffic congestion at the intersection of West
	Х		9/8/05	C007	R2	B2	Riding.
							Traffic concerns; safety concerns for elementary school
			0/0/05	C007	DΩ	D2	children; strongly against increase in zoning use for this
	Х		9/8/05	C007	R2	B2	property.
	.,		0/0/05	C007	DΩ	po	Opposed. Detrimental to surrounding neighborhoods; would
	Х		9/8/05	C007	R2	B2	negatively change traffic pattern at intersection. Traffic concerns, outdated traffic studies; West Riding is
							over the limit as to the number of homes using one entrance
							and exit and added traffic will cause police, fire, and rescue
	v		9/8/05	C007	R2	B2	vehicle issues.
	Х		9/0/03	C007	ΚZ	DZ	Affects value of home; increased traffic and pedestrian
	х		9/8/05	C007	R2	B2	traffic.
	X		9/8/05	C007	R2	B2	Opposed. Increased traffic.
	X		9/8/05	C007	R2	B2	Traffic congestion concerns at 924 / West Riding.
	Λ		710100	0007	IVZ	DZ	Traffic congestion and safety concerns for bus riders and
	х		9/8/05	C007	R2	B2	pedestrians.
			770700				Opposed. Rezoning is not compatible with the existing
							residential zoning of the area; past attempt to rezone these
							properties was denied as spot zoning; do not need more
Х			9/8/05	C007	R2	B2	commercial zoning; not compatible with Master Plan.
	Х		9/8/05	C007	R2	B2	Too many businesses in this corridor already.
	Х		9/8/05	C007	R2	B2	Opposed.
							Opposed. Will affect residential property values, traffic
Х			9/8/05	C007	R2	B2	safety, and school safety; environmental concerns.
]							Traffic congestion and noise pollution already exist;
	Х		9/8/05	C007	R2	B2	additional businesses will add to the problem.
							Negative impact to the area, traffic congestion, proximity to
	Х		9/8/05	C007	R2	B2	the elementary school.
	Х		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
			0/0/05	0007	D0	Do	Taggi
	Х		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
			0/0/05	0007	DO	D2	Opposed to new zoning in this area; enough in this area
	Х		9/8/05	C007	R2	B2	already.
	.,		0/0/05	C007	DΩ	מם	Traffic congection concerns: no new commercial needs
	Х		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	Х		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	^		710/00	0001	112	52	sangoston osnosmo, no now commordia nocucu.
	х		9/8/05	C007	R2	B2	Opposed. There is sufficient existing business zoning.
							Corner already has a lot of traffic congestion and accidents;
	Х		9/8/05	C007	R2	B2	rezoning will make situation worse.
-	-					•	. •

	Туре						
		Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	.,		0/0/05	C007	DΣ	D2	Opposed to rezoning in this area, there is already enough
-	Х		9/8/05	C007	R2	B2	Opposed to rezoning in this area, there is already enough. Opposed. Will affect residential property values; traffic
Х			9/8/05	C007	R2	B2	safety, and school safety; environmental concerns.
^			710103	0007	IXZ	DZ	Traffic congestion and proximity to Ring Factory school and
	Х		9/8/05	C007	R2	B2	a church.
	Х		9/9/05	C007	R2	B2	Opposed.
	Х		9/9/05	C007	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
Х			9/9/05	C007	R2	B2	Opposed. Traffic concerns.
	v		9/9/05	C007	R2	B2	Area has every convenience needed, do not need more; traffic is already a problem.
	Х		717103	C00 <i>1</i>	IXZ	DZ	Opposed. Traffic congestion; change character of
	х		9/9/05	C007	R2	B2	neighborhood.
			-				
							Opposed. Spot zoning, rejected during last Comprehensive
			0.15.15	0=			Rezoning; surrounding property is residential; commercial
Х			9/9/05	C007	R2	B2	services exist already on 24; stick to Master Plan. Opposed. Area along Route 924 between Bel Air and
							Plumtree is residential and clear of B2; rezoning would
							seriously detract from aesthetics; traffic concerns, new traffic
							will be generated from the future Patterson Mill School;
							safety concerns for Ring Factory Elementary School
	Х		9/9/05	C007	R2	B2	children; enough existing shopping centers.
							Opposed. Strip malls would detract from aesthetics of area;
	v		9/9/05	C007	R2	B2	add traffic volume already overburdened; safety issues;
	Х		9/9/05	C007	K2	DZ	already abundance of shopping centers in this area. Opposed. Already have shopping at Festival and gas
х			9/9/05	C007	R2	B2	stations closer; don't need more commercial.
			777700				Opposed. No new business needed to serve the needs of
	Х		9/9/05	C007	R2	B2	the community.
	Х		9/9/05	C007	R2	B2	Opposed. Increased traffic; enough goods and services.
							Requested changes will negatively affect West Riding and
	v.		0/0/05	C007	מח	D2	other residential areas; plenty of existing sites to accommodate businesses.
	Х		9/9/05	C007	R2	B2	Already congested area, do not need more traffic; safety
	х		9/9/05	C007	R2	B2	issues; already vacant stores all around the County.
				2001	112	, , , , , , , , , , , , , , , , , , ,	Opposed. Inappropriate for gas station/convenience store
	х		9/9/05	C007	R2	B2	next to elementary school.
							Opposed. Spot zoning, inappropriate use with surrounding
	Х		9/9/05	C007	R2	B2	residential properties.
							Opposed Spot zoning, rejected during last Comprehensive
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
٨			71 7103	5007	I\Z	DZ	an vacy on 24, show to industry I fall.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.

	Туре						
		Speaker at					
Letter	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Lettel	1 01111	Wiccurig	Duto	Number	Zorinig	Zoning	Summary of Comments
							Opposed. Spot zoning; rejected during last Comprehensive
l			0/0/05	0007	D2	DO	Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan. Traffic in the area is problematic and will get worse if
	Х		9/9/05	C007	R2	B2	approved.
							Opposed Spot zening, rejected during last Comprehensive
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
			010105	7007			Opposed. No further business zoning needed; residential
	Х		9/9/05	C007	R2	B2	area; enough traffic as is. Change would adversely affect neighborhood and traffic;
							additional traffic would pose safety issues for students going
	Х		9/9/05	C007	R2	B2	to nearby schools.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
							Opposed. Corner of Ring Factory Road and Route 924 is dangerous; existing traffic congestion; lack of need for the
	Х		9/9/05	C007	R2	B2	rezoning; further commercialization concerns.
	,		777700				Opposed. No new commercial needed; traffic congestion;
	Х		9/9/05	C007	R2	B2	loss of property values.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
	Х		9/9/05	C007	R2	B2	Opposed. Residential neighborhood; should not be rezoned.
							opposed tooldering notification, and all not so received
	Х		9/9/05	C007	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
	Х		9/9/05	C007	R2	B2	Traffic concerns; no more service stations or shopping areas needed.
							Opposed. Commercial development will increase traffic and
	Х		9/9/05	C007	R2	B2	change residential nature of area. Traffic congestion already exists; signage is unattractive and
							intrusive; not in best interest of residential neighborhood
	Х		9/9/05	C007	R2	B2	which is already overcrowded.
							Not in boot interests of regidents to asset as an area.
							Not in best interests of residents to create more congestion; should have buffers between residential neighborhoods and
	Х		9/9/05	C007	R2	B2	large businesses; would conflict with bus traffic.
							Opposed. Traffic issues; display of business signs would
<u> </u>	X		9/9/05 9/9/05	C007 C007	R2 R2	B2 B2	further devalue residential properties. Opposed. Traffic at 924/ West Riding.
-	Х		CUIFIE	C007	KΖ	DΖ	924 and Ring Factory Road are unable to handle increased
							traffic; negative impacts on four neighborhoods; increased
			0/0/05	0007	Do	D0	traffic would result in safety issues for children attending
	Х		9/9/05	C007	R2	B2	elementary school.

	Туре						
		Speaker at					
	Comment		Data	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
			.,,,,,				
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
			0/0/05	0007	Da	DO	Opposed. Loss of residential character, no new commercial
	Х		9/9/05	C007	R2	B2	needed. Traffic is already an issue; a business will cause more
	х		9/9/05	C007	R2	B2	congestion which would affect neighborhood.
	Λ		717100	0001	INZ	D2	Opposed. Major changes occurring in area; no additional
							changes should be made until traffic patterns and safety are
	Х		9/9/05	C007	R2	B2	impacted.
							Not compatible with existing residential zoning; spot zoning;
			0/5/5=	0.55=			previously denied; enough commercial services exist; not
	Х		9/9/05	C007	R2	B2	compatible with Master Plan; inappropriate.
	v		9/9/05	C007	R2	B2	Opposed. Adversely effect residential aspects of community
	X		9/9/05	C007	R2	B2	and increase traffic problems. Opposed.
	^		71 7103	0007	I\Z	DZ	Оррозец.
							Concerned with possibility of a service station or shopping
							center near intersection; overcrowded; ruining residential
	Х		9/9/05	C007	R2	B2	community; rebuild and revitalize downtown area.
							Opposed. Spot zoning; rejected during last Comprehensive
v			9/9/05	C007	R2	B2	Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
Х			919103	C007	KΖ	DZ	alleady of 24, stick to iviaster Flan.
	Х		9/9/05	C007	R2	B2	No more business needed; traffic concerns.
							Opposed. Original deed stated only a doctor's or dentist
							office or a church could be built in Colonial Acres; traffic
	Х		9/9/05	C007	R2	B2	concerns.
							Opposed Spot zoning, rejected during last Comprehensive
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
^			717103	C00 <i>1</i>	I\L	DZ	all cady on 27, stick to Master Flan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning, rejected at last Comp Rezoning; a
			0/0/05	0007	50	500	one mile radius of property is residential; commercial
Х	v		9/9/05	C007	R2	B2	services exist already on 24; stick to Master Plan. Opposed.
	Х		9/9/05	C007	R2	B2	Opposed. Spot zoning impacting residential neighborhood
							and traffic; inconsistent with Master Plan; County already
	Х		9/9/05	C007	R2	B2	over-zoned for commercial.
			-				Properties are in the middle of residential area; will invite
							more businesses if approved and will destroy beautiful
	Х		9/9/05	C007	R2	B2	nature of residential neighborhood.

	Туре						
	E-Mail or Comment	Speaker at Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Χ			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
							Opposed. Increase in traffic volume; impact on health;
	v		9/9/05	C007	R2	B2	environmental factors; surplus of commercial properties in the County; affect quality of life.
	Х		9/9/03	C007	KZ	DZ	une County, affect quality of file.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C007	R2	B2	already on 24; stick to Master Plan.
							Commercial development would alter beautiful residential
			0/10/05	0007	DO	DO	area and effect property values; increase in traffic; enough
Х			9/13/05	C007	R2	B2	commercial areas in Harford County. Opposed. Will increase traffic; there is plenty of empty
Х			8/15/05	C008	R2	B2	commercial that can be utilized.
Λ			0/10/00	0000	ILE	DZ	Traffic impacts - speed limits already exceeded; will cause
		Х	8/31/05	C008	R2	B2	increased traffic, litter, noise and accidents.
							Adjoining property owner; traffic and speeding are an issue;
		Х	9/1/05	C008	R2	B2	not consistent with the residential neighborhood.
							Opposed. Adjacent property owner - quiet peaceful
							neighborhood surrounded by houses; enjoy my yard with
	Х		9/1/05	C008	R2	B2	family; business would not fit and would hurt our experience.
			0/4/05	0000	Do	DO	Do not need additional business in area; properties have
		Х	9/1/05	C008	R2	B2	lots with large trees; rezoning should not be considered. Traffic issues; need more schools and utilities; stop building
	Х		9/1/05	C008	R2	B2	and rezoning residential to business.
			71 1100	0000	112	- 52	Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
			0.4.5=	0000	D.:	F. 6	businesses in the downtown areas; lack of traffic studies -
	v	Х	9/1/05	C008 C008	R2	B2 B2	traffic is a major issue.
	Х		9/1/05	C008	R2	ΒZ	Opposed. Property should stay as it is. Safety of our children and our neighborhood; traffic on Ring
							Factory and 924; schools - 1 on each side Homestead
							Wakefield and Ring Factory; value of home/real estate;
	Х		9/6/05	C008	R2	B2	enough commercial land in Bel Air.
							Opposed. Lots are surrounded by residential development;
	v		9/6/05	C008	R2	B2	don't recommend any business zoning; R2 allows some businesses.
	Х		710103	C006	Γ\Ζ	DZ	Opposed. Keep older, stable communities residential; keep
	Х		9/6/05	C008	R2	B2	commercial properties in designated areas.
							Opposed. Older, stable communities around Bel Air should
							be kept residential; commercial properties should be kept in
	Х		9/6/05	C008	R2	B2	their designated areas; B2 zoning is inappropriate.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Traffic is already heavy in neighborhood; B2
							zoning would cause additional cars going to and from
	Х		9/6/05	C008	R2	B2	business parking lots.
							Approval of request would be spot zoning; County won't be
							an attractive place to live if there is too much
	Х		9/7/05	C008	R2	B2	commercialization.
							Traffic congestion concerns; plenty of existing businesses to
	Х		9/7/05	C008	R2	B2	accommodate residents.
	Х		9/8/05	C008	R2	B2	Opposed.
							Opposed. Opposed to development outside the
							Development Envelope; sufficient commercial and
							residential development zoned within the Development
							Envelope; Master Plan states that Churchville's primary land
							use is agricultural; upzoning Cullum Road, Medical Road,
Х			9/8/05	C008	R2	B2	Goat Hill Road, and MD 136 is inappropriate.
							Opposed. Rezoning would increase traffic on Route 924
							and West Ring Factory Road; would not be able to handle
							volume of traffic that would be stopped to allow entrance
	Х		9/8/05	C008	R2	B2	and exit to these locations.
	Х		9/8/05	C008	R2	B2	Opposed to zoning changes from residential to business.
							Opposed. Will affect residential property values, traffic
Х			9/8/05	C008	R2	B2	safety, and school safety; environmental concerns.
	Х		9/8/05	C008	R2	B2	Traffic congestion concerns; no new commercial needed.
	Х		9/8/05	C008	R2	B2	Adverse effect on neighborhood and traffic concerns.
							Existing traffic problem in this area; more businesses will
	.,		0/0/05	C000	DΩ	DO	increase the chance for fatal accidents; enough existing
	Х		9/8/05	C008	R2	B2	businesses within one mile of this area.
	.,		0/0/05	C000	DΩ	DO	Traffic congestion; no new commercial is needed in the
	Х		9/8/05	C008	R2	B2	area. Traffic concerns; safety concerns for elementary school
	v		9/8/05	C000	R2	DΩ	children.
	Х		9/0/03	C008	KΖ	B2	Opposed. Detrimental to surrounding neighborhoods; would
	Х		9/8/05	C008	R2	B2	negatively change traffic pattern at intersection.
	^		710103	C000	I\Δ	DΖ	Traffic concerns, outdated traffic studies; West Riding is
							over the limit as to the number of homes using one entrance
							and exit and added traffic will cause police, fire, and rescue
	х		9/8/05	C008	R2	B2	vehicle issues.
			2,0,00	2000	112	<u> </u>	
							Surrounded by residential neighborhoods and elementary
	Х		9/8/05	C008	R2	B2	school; keep older, residential communities intact.
			-	-			Effect the value of homes, increased traffic and pedestrian
	Х		9/8/05	C008	R2	B2	traffic.
							Opposed. Ring Factory neighborhood is well maintained;
							traffic is already heavy; close proximity to Ring Factory
Х			9/8/05	C008	R2	B2	Elementary School.
	Х		9/8/05	C008	R2	B2	Opposed. Increased traffic.
							Traffic congestion and safety concerns for bus riders and
	Х		9/8/05	C008	R2	B2	pedestrians.

Lotting Lott		Туре						
Letter Form Meeting Date Number Zoning Zoning Summary of Comments		E-Mail or	Speaker at					
Opposed. Rezoning is not compatible with the existing residential zoning of the area; past attempt to rezone those properties was denied as spot zoning; do not need more commercial zoning; not compatible with Master Plan. x 9/8/05 C008 R2 B2 Commercial zoning; not compatible with Master Plan. x 9/8/05 C008 R2 B2 Traffic concerns - congestion, accident rate, and excessive speed, amount of children traveling on 924 will double with the new school. x 9/8/05 C008 R2 B2 Dopposed. x 9/8/05 C008 R2 B2 Dopposed. x 9/8/05 C008 R2 B2 Supports request, increased traffic on 924 has changed character of neighborhood; should not be residential. y 9/8/05 C008 R2 B2 Supports request, increased traffic on 924 has changed character of neighborhood; should not be residential. y 9/8/05 C008 R2 B2 Safety, servinomental concerns. x 9/8/05 C008 R2 B2 Safety, servinomental concerns. Traffic congestion and safety with with the existing property values; traffic and safety servinomental concerns. x 9/8/05 C008 R2 B2 Traffic congestion concerns: no new commercial needed. Traffic congestion concerns: no new commercial needed. Traffic congestion may be provided in the problem. x 9/8/05 C008 R2 B2 Traffic congestion concerns: no new commercial needed. Traffic congestion may be provided in the Bel Air area. Opposed Decreased home values: traffic concerns: Master Plan states no new commercial needed. x 9/8/05 C008 R2 B2 Traffic congestion concerns: no new commercial needed. x 9/8/05 C008 R2 B2 Traffic congestion concerns: no new commercial needed. x 9/8/05 C008 R2 B2 Traffic congestion concerns: no new commercial needed. x 9/8/05 C008 R2 B2 Opposed. No new commercial is needed. x 9/8/05 C008 R2 B2 Opposed. No new commercial is needed. x 9/8/05 C008 R2 B2 Opposed. Traffic congestion concerns: no new commercial needed. x 9/8/05 C008 R2 B2 Opposed. Traffic congestion concerns: no new commercial needed. x 9/8/05 C008 R2 B2 Opposed. No new commercial is needed. x 9/8/05 C008 R2 B2 Opposed. Traffic congestion concerns. y 9/8		Comment	Public		Issue	Existing	Requested	
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	Туре						
		Speaker at					
	Comment		Data	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Spot zoning, rejected during last Comprehensive
							Rezoning; surrounding property is residential; commercial
х			9/9/05	C008	R2	B2	services exist already on 24; stick to Master Plan.
							Opposed. Area along Route 924 between Bel Air and
							Plumtree is residential and clear of B2; rezoning would
							seriously detract from aesthetics; traffic concerns, new traffic
							will be generated from the future Patterson Mill School;
	v		9/9/05	C008	DΣ	B2	safety concerns for Ring Factory Elementary School children; enough existing shopping centers.
	Х		9/9/05	C008	R2	DZ	children; enough existing shopping centers.
							Opposed. Strip malls would detract from aesthetics of area;
							add traffic volume already overburdened; safety issues;
	Х		9/9/05	C008	R2	B2	already abundance of shopping centers in this area.
							Opposed. No new business needed to serve the needs of
	Х		9/9/05	C008	R2	B2	the community.
	Х		9/9/05	C008	R2	B2	Opposed. Increased traffic; would impact West Riding. Requested changes will negatively affect West Riding and
							other residential areas; plenty of existing sites to
	х		9/9/05	C008	R2	B2	accommodate businesses.
	Λ		717100	0000	INZ	D2	Opposed. Inappropriate for gas station/convenience store
	Х		9/9/05	C008	R2	B2	next to elementary school.
							Opposed. Spot zoning; rejected during last Comprehensive
			0/0/05	0000	D2	DO	Rezoning; area is residential; commercial services exist
Х			9/9/05	C008	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C008	R2	B2	already on 24; stick to Master Plan.
	Х		9/9/05	C008	R2	B2	Opposed. Also opposed to C007, C009, and C010.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C008	R2	B2	already on 24; stick to Master Plan.
							Opposed. No further business zoning needed; residential
	Х		9/9/05	C008	R2	B2	area; enough traffic as is.
	Х		9/9/05	C008	R2	B2	Change would adversely affect neighborhood and traffic.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C008	R2	B2	already on 24; stick to Master Plan.
<u> </u>				2000			Opposed- No new commercial needed, traffic congestion,
	Х		9/9/05	C008	R2	B2	and loss of property values.
							Opposed. Spot zoning; rejected during last Comprehensive
v			9/9/05	C008	R2	B2	Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
Х			טטודוד	C000	ľΖ	DZ	all cauy of 24, slick to iviaster Pidff.
	Х		9/9/05	C008	R2	B2	Opposed. Residential neighborhood; should not be rezoned.
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	Туре						
		Speaker at					
	Comment	Public	Б. I	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	Х		9/9/05	C008	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
	Α		717100	0000	IVE	DZ	Traffic concerns; no more service stations or shopping areas
	Х		9/9/05	C008	R2	B2	needed.
							Opposed. Commercial development will increase traffic and
	Х		9/9/05	C008	R2	B2	change residential nature of area.
							Traffic congestion already exists; signage is unattractive and
	Х		9/9/05	C008	R2	B2	intrusive; not in best interest of residential neighborhood which is already overcrowded.
	Α		7/7/03	0000	IXZ	DZ	Which is directly overcrowded.
							Not in best interests of residents to create more congestion;
							should have buffers between residential neighborhoods and
	Х		9/9/05	C008	R2	B2	large businesses; would conflict with bus traffic.
	X		9/9/05	C008	R2 R2	B2 B2	Opposed, Traffic at 924/ West Riding.
	Х		9/9/05	C008	K2	BZ	Opposed. Increased traffic, safety. 924 and Ring Factory Road are unable to handle increased
							traffic; negative impacts on four neighborhoods; increased
							traffic would result in safety issues for children attending
	Х		9/9/05	C008	R2	B2	elementary school.
							Opposed. Spot zoning; rejected during last Comprehensive
Х			9/9/05	C008	R2	B2	Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
^			71 7103	0000	I\Z	DZ	all carry of 124, Stick to Master Frant.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C008	R2	B2	already on 24; stick to Master Plan.
	.,		9/9/05	C008	DΩ	D2	Traffic is already an issue; a business will cause more congestion which would affect neighborhood.
	Х		9/9/05	C008	R2	B2	OpposedMajor changes occurring in area; no additional
							changes should be made until traffic patterns and safety are
	Х		9/9/05	C008	R2	B2	impacted.
							Not compatible with existing residential zoning; spot zoning;
			0/0/05	0000	D2	DO	previously denied; enough commercial services exist; not
	Х		9/9/05	C008	R2	B2	compatible with Master Plan; inappropriate. Opposed. Adversely effect residential aspects of community
	Х		9/9/05	C008	R2	B2	and increase traffic problems.
	Х		9/9/05	C008	R2	B2	Opposed.
							Concerned with possibility of a service station or shopping
	v		9/9/05	C008	R2	B2	center near intersection; overcrowded; ruining residential community; rebuild and revitalize downtown area.
	Х		טטודוד	C000	ľΖ	DZ	community, repullid and revitalize downtown area.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C008	R2	B2	already on 24; stick to Master Plan.
			0/0/05	0000	DO	DO.	No mare huginess needed by the
	Х		9/9/05	C008	R2	B2	No more business needed; traffic concerns. Opposed. Original deed stated only a doctor's or dentist
							office or a church could be built in Colonial Acres; traffic
	Х		9/9/05	C008	R2	B2	concerns.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
х			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
Х			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	Х		9/9/05	C008	R2	B2	Rezoning not in best interest of community; traffic congestion and safety are already issues.
	Х		9/9/05	C008	R2	B2	Opposed. Traffic congestion and safety issues.
Х	X		9/9/05 9/9/05	C008 C008	R2 R2	B2 B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed.
	X		9/9/05	C008	R2	B2	Moved to Bel Air to be in a rural area; it is becoming a congested urban area; Route 924 is already crowded with traffic; no need for more convenience stores, gas stations, etc.
	Х		9/9/05	C008	R2	B2	Opposed. Spot zoning impacting residential neighborhood and traffic; inconsistent with Master Plan; County already over-zoned for commercial.
Х			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	Х		9/9/05	C008	R2	B2	Opposed. Increase in traffic volume; impact on health; environmental factors; surplus of commercial properties in the County; affect quality of life.
Х			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
Х			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
х			9/13/05	C008	R2	B2	Commercial development would alter beautiful residential area and effect property values; increase in traffic; enough commercial areas in Harford County.
Х			8/15/05	C009	R2	B2	Opposed. Will increase traffic; there is plenty of empty commercial that can be utilized.
	Х		8/24/05	C009	R2	B2	Would spoil residential character of the street/neighborhood and make junction of Ring Factory Road and Emmorton Road (MD 924) more congested than it already is. Traffic impacts - speed limits already exceeded; will cause
		X	8/31/05 9/1/05	C009	R2 R2	B2 B2	increased traffic, litter, noise and accidents. Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Do not need additional business in area; properties have
		Х	9/1/05	C009	R2	B2	lots with large trees; rezoning should not be considered.
			0/1/05	0000	Da	DO	Traffic issues; need more schools and utilities; stop building
	Х		9/1/05	C009	R2	B2	and rezoning residential to business. Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		V	9/1/05	C009	R2	B2	traffic is a major issue.
	Х	Х	9/1/05	C009	R2	B2	Opposed. Property should stay as it is.
	۸		7/ 1/03	C007	I\Z	DZ	Opposed. Lots are surrounded by residential development;
							don't recommend any business zoning; R2 allows some
	Х		9/6/05	C009	R2	B2	businesses.
	Α		710100	0007	T\Z	52	Opposed. Keep older, stable communities residential; keep
	х		9/6/05	C009	R2	B2	commercial properties in designated areas.
			770700	0007	- 1.2		gorinner ordi. proportios in accignatos areas
							Opposed. Older, stable communities around Bel Air should
							be kept residential; commercial properties should be kept in
	Х		9/6/05	C009	R2	B2	their designated areas, B2 zoning is inappropriate.
							Opposed. Traffic is already heavy in neighborhood; B2
							zoning would cause additional cars going to and from
	Х		9/6/05	C009	R2	B2	business parking lots.
							Approval of request would constitute spot zoning; decrease
	Х		9/7/05	C009	R2	B2	in home values.
							Opposed. Existing traffic problems are deteriorating
							makeup of neighborhood; speeding problems on Ring
	Х		9/7/05	C009	R2	B2	Factory Road; safety of children and seniors.
	v		9/7/05	C009	R2	B2	Object to rezoning this property B2.
	X		9/8/05	C009	R2	B2	Opposed.
	X		710103	0007	IVE	DZ	Opposed. Opposed to development outside the
							Development Envelope; sufficient commercial and
							residential development zoned within the Development
							Envelope; Master Plan states that Churchville's primary land
							use is agricultural; upzoning Cullum Road, Medical Road,
х			9/8/05	C009	R2	B2	Goat Hill Road, and MD 136 is inappropriate.
							Opposed. Rezoning would increase traffic on Route 924
							and West Ring Factory Road; would not be able to handle
							volume of traffic that would be stopped to allow entrance
	Х		9/8/05	C009	R2	B2	and exit to these locations.
			0/0/05	0000	50	500	
	Х		9/8/05	C009	R2	B2	Opposed to zoning changes from residential to business.
			0/0/05	C000	DΩ	D2	Opposed. Will affect residential property values, traffic
Х	v		9/8/05 9/8/05	C009 C009	R2 R2	B2 B2	safety, and school safety; environmental concerns.
	Х		710103	C009	KΖ	DΖ	Traffic congestion concerns; no new commercial needed.
	Х		9/8/05	C009	R2	B2	Adverse effect on their neighborhood and traffic concerns.
							Existing traffic problem in this area; more businesses will
							increase the chance for fatal accidents; enough existing
	Х		9/8/05	C009	R2	B2	businesses within one mile of this area.
							Traffic congestion; no new commercial is needed in the
	Χ		9/8/05	C009	R2	B2	area.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	Х		9/8/05	C009	R2	B2	Traffic congestion and safety concerns for school children.
	Λ		710103	0007	112	DZ	Opposed. Detrimental to surrounding neighborhoods; would
	Х		9/8/05	C009	R2	B2	negatively change traffic pattern at intersection.
							Traffic concerns, outdated traffic studies; West Riding is
							over the limit as to the number of homes using one entrance
							and exit and added traffic will cause police, fire, and rescue
	Х		9/8/05	C009	R2	B2	vehicle issues.
			010105	2222	D 0	D.0	Effect the value of homes; increased traffic and pedestrian
	Х		9/8/05	C009	R2	B2	traffic.
	Х		9/8/05	C009	R2	B2	Opposed. Increased traffic. Opposed. Traffic congestion at the intersection of West
	Х		9/8/05	C009	R2	B2	Riding / 924.
	^		710103	OU07	I\L	DΖ	Traffic congestion and safety concerns for bus riders and
	х		9/8/05	C009	R2	B2	pedestrians.
							Opposed. Rezoning is not compatible with the existing
							residential zoning of the area; past attempt to rezone these
							properties was denied as spot zoning; do not need more
Χ			9/8/05	C009	R2	B2	commercial zoning; not compatible with Master Plan.
			0.10.10.5	0000	Do	D.O.	
	Х		9/8/05	C009	R2	B2	Too many businesses in this corridor already.
	Х		9/8/05	C009	R2	B2	Opposed. Opposed. Will affect residential property values, traffic
Х			9/8/05	C009	R2	B2	safety, and school safety; environmental concerns.
Α			770700	0007	112	- D2	Traffic congestion and noise pollution already exist;
	Х		9/8/05	C009	R2	B2	additional businesses will add to the problem.
	Х		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
			0.10.10.5	0000	Do	D.O.	T
	Х		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	Х		9/8/05	C009	R2	B2	Opposed to new zoning in this area; enough in this area already.
	^		710103	C007	IXZ	DZ	alleauy.
	Х		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	Х		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	v		0/0/05	COOO	מם	DΩ	Opposed There is sufficient existing hydroge zening
	Х		9/8/05	C009	R2	B2	Opposed. There is sufficient existing business zoning. Corner already has a lot of traffic congestion and accidents;
	Х		9/8/05	C009	R2	B2	rezoning will make situation worse.
			.,0,00	2007	112	52	ga.to o.taation 1101001
	Х		9/8/05	C009	R2	B2	Opposed to rezoning in this area, there is already enough.
							Opposed. Will affect residential property values; traffic
Х			9/8/05	C009	R2	B2	safety, and school safety; environmental concerns.
			0/0/0=	0000	50	5.0	Traffic congestion and proximity to Ring Factory school and
	Х		9/8/05	C009	R2	B2	a church.
	Х		9/9/05	C009	R2	B2	Opposed.
	Х		9/9/05	C009	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
Х	Λ		9/9/05	C007	R2	B2	Opposed. Traffic concerns.
							Area has every convenience needed; do not need more;
	Х		9/9/05	C009	R2	B2	traffic is already a problem.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Traffic in this area is out of control; additional building or
							businesses in this immediate area will add to the
	Х		9/9/05	C009	R2	B2	overcrowded conditions in this area.
							Opposed. Traffic congestion; change character of
	Х		9/9/05	C009	R2	B2	neighborhood.
							Opposed. Spot zoning, rejected during last Comprehensive
							Rezoning; surrounding property is residential; commercial
Х			9/9/05	C009	R2	B2	services exist already on 24; stick to Master Plan.
							Opposed. Area along Route 924 between Bel Air and
							Plumtree is residential and clear of B2; rezoning would
							seriously detract from aesthetics; traffic concerns, new traffic
							will be generated from the future Patterson Mill School;
			0.10.10.5	0000	D 0	D0	safety concerns for Ring Factory Elementary School
	Х		9/9/05	C009	R2	B2	children; enough existing shopping centers.
							Opposed Strip malle would detreat from a sethetics of arre-
							Opposed. Strip malls would detract from aesthetics of area;
			0/0/05	0000	DO	DO	add traffic volume already overburdened; safety issues;
	Х		9/9/05	C009	R2	B2	already abundance of shopping centers in this area.
l			0/0/05	0000	DO	DO.	Opposed. Already have shopping at Festival and gas
Х			9/9/05	C009	R2	B2	stations closer; don't need more commercial.
	.,		0/0/05	C000	DΩ	D2	Opposed. No new business needed to serve the needs of
	Х		9/9/05	C009	R2 R2	B2	the community.
	Х		9/9/05	C009	K2	B2	Opposed. Increased traffic; enough goods and services. Requested changes will negatively affect West Riding and
							other residential areas; plenty of existing sites to
	Х		9/9/05	C009	R2	B2	accommodate businesses.
-	^		717103	C007	I\Z	DZ	Already congested area, do not need more traffic; safety
	х		9/9/05	C009	R2	B2	issues; already vacant stores all around the County.
-	^		717103	0007	IXZ	DZ	Opposed. Inappropriate for gas station/convenience store
	х		9/9/05	C009	R2	B2	next to elementary school.
	Λ		717100	0007	112	DZ	Opposed. Spot zoning; inappropriate use with surrounding
	Х		9/9/05	C009	R2	B2	residential properties.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
							,
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
							Traffic in the area is problematic and will get worse if
<u> </u>	Х		9/9/05	C009	R2	B2	approved; concerned with increased taxes.
							One and Control of the last of
							Opposed. Spot zoning; rejected during last Comprehensive
l			0/0/05	0000	DΩ	DO.	Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.

E-Mail or Comment Form Meeting Date Number Zoning Requested Zoning Summary of Commen Number Zoning Requested Zoning Opposed. No further business zoning not area; enough traffic as is.	rhood and traffic; es for students going last Comprehensive al services exist d and Route 924 is ack of need for the
Letter Form Meeting Date Number Zoning Zoning Summary of Commen Opposed. No further business zoning not area; enough traffic as is. Change would adversely affect neighbor additional traffic would pose safety issue to nearby schools. Very 19/9/05 C009 R2 B2 to nearby schools. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; larezoning; further commercialization commercial x 9/9/05 C009 R2 B2 Opposed. No new commercial needed. Very 19/9/05 C009 R2 B2 Opposed. No new commercial needed. Very 19/9/05 C009 R2 B2 Opposed. Residential; commercial already on 24; stick to Master Plan. Very 19/9/05 C009 R2 B2 Opposed. Residential neighborhood; should be a sent and a sent area.	rhood and traffic; es for students going last Comprehensive al services exist d and Route 924 is ack of need for the
x 9/9/05 C009 R2 B2 area; enough traffic as is. Change would adversely affect neighbo additional traffic would pose safety issue to nearby schools. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commercial already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; late and the state of	rhood and traffic; es for students going last Comprehensive al services exist d and Route 924 is ack of need for the
x 9/9/05 C009 R2 B2 area; enough traffic as is. Change would adversely affect neighbo additional traffic would pose safety issue to nearby schools. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commercial already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; late of the state of t	rhood and traffic; es for students going last Comprehensive al services exist d and Route 924 is ack of need for the
Change would adversely affect neighbo additional traffic would pose safety issue to nearby schools. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; la rezoning; further commercialization con x 9/9/05 C009 R2 B2 Opposed. No new commercial needed. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan. X 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	last Comprehensive al services exist d and Route 924 is ack of need for the
additional traffic would pose safety issued to nearby schools. Specific Spot Spot Spot Spot Spot Spot Spot Spot	last Comprehensive al services exist d and Route 924 is ack of need for the
x 9/9/05 C009 R2 B2 to nearby schools. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; later rezoning; further commercialization conductors are some series of the some s	last Comprehensive al services exist d and Route 924 is ack of need for the
Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; late and the state of the state	al services exist d and Route 924 is ack of need for the
Rezoning; area is residential; commercial already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; late and dangerous; existin	al services exist d and Route 924 is ack of need for the
Rezoning; area is residential; commercial already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; late and dangerous; existin	al services exist d and Route 924 is ack of need for the
x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan. Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; late and the state of the	I and Route 924 is ack of need for the
Opposed. Corner of Ring Factory Road dangerous; existing traffic congestion; later and dangerous;	ack of need for the
dangerous; existing traffic congestion; la rezoning; further commercialization cond x 9/9/05 C009 R2 B2 Opposed. No new commercial needed. Opposed. Spot zoning; rejected during l Rezoning; area is residential; commercial already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	ack of need for the
x 9/9/05 C009 R2 B2 rezoning; further commercialization conduction x 9/9/05 C009 R2 B2 Opposed. No new commercial needed. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commercial x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	
x 9/9/05 C009 R2 B2 Opposed. No new commercial needed. Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	cerns.
Opposed. Spot zoning; rejected during I Rezoning; area is residential; commerci already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	
Rezoning; area is residential; commerci already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	
Rezoning; area is residential; commerci already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	11-0
x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan. x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	•
x 9/9/05 C009 R2 B2 Opposed. Residential neighborhood; sh	al services exist
	ould not be rezoned.
	on at Dt 024
x 9/9/05 C009 R2 B2 Opposed. Traffic congestion, intersection	
Traffic concerns; no more service station	ns or snopping areas
x 9/9/05 C009 R2 B2 needed. Opposed. Commercial development will	Linerance traffic and
	increase trainc and
x 9/9/05 C009 R2 B2 change residential nature of area. Traffic congestion already exists; signages	ap is unattractive and
intrusive; not in best interest of residenti	
	ai Heighbulliuuu
x 9/9/05 C009 R2 B2 which is already overcrowded. Opposed. Traffic issues; display of busin	ness signs would
	noss signs would
x 9/9/05 C009 R2 B2 further devalue residential properties. x 9/9/05 C009 R2 B2 Opposed. Traffic at 924/ West Riding.	
y 9/9/03 Cooy R2 B2 Opposed. Hallic at 924/ West Riding. 924 and Ring Factory Road are unable	to handle increased
traffic; negative impacts on four neighbor	
traffic would result in safety issues for cl	
x 9/9/05 C009 R2 B2 elementary school.	a. on attoriding
Opposed. Spot zoning; rejected during I	ast Comprehensive
Rezoning; area is residential; commerci	
x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan.	
Opposed. Spot zoning; rejected during I	ast Comprehensive
Rezoning; area is residential; commerci	
x 9/9/05 C009 R2 B2 already on 24; stick to Master Plan.	
Opposed. Loss of residential character,	no new commercial
x 9/9/05 C009 R2 B2 needed.	
Traffic is already an issue; a business w	ill cause more
x 9/9/05 C009 R2 B2 congestion which would affect neighbor	
Opposed. Major changes occurring in a	
changes should be made until traffic pat	tterns and safety are
x 9/9/05 C009 R2 B2 impacted.	with and saidly all

	Туре						
		Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Not compatible with existing residential zoning; spot zoning;
	.,		0/0/05	C000	DΩ	D2	previously denied; enough commercial services exist; not
	Х		9/9/05	C009	R2	B2	compatible with Master Plan; inappropriate. Opposed. Adversely effect residential aspects of community
	Х		9/9/05	C009	R2	B2	and increase traffic problems.
	X		9/9/05	C009	R2	B2	Opposed.
	Α		717100	0007	11/2	DZ	оррозси.
							Concerned with possibility of a service station or shopping
							center near intersection; overcrowded; ruining residential
	Х		9/9/05	C009	R2	B2	community; rebuild and revitalize downtown area.
							One and Cook assists as a stand during last Common house, in
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
v			9/9/05	C009	R2	B2	Ŭ
Х			טטולוד	C009	ΠZ	DZ	already on 24; stick to Master Plan.
	Х		9/9/05	C009	R2	B2	No more business needed; traffic concerns.
							Opposed. Original deed stated only a doctor's or dentist
							office or a church could be built in Colonial Acres; traffic
	Х		9/9/05	C009	R2	B2	concerns.
							One and Continue winds to the Comment of the
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
X			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
^			717103	C007	IXZ	DZ	all early of 124, Suck to Master Flan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning; rejected during last Comprehensive
			0/0/05	C000	DΩ	D2	Rezoning; area is residential; commercial services exist
Х	Х		9/9/05 9/9/05	C009 C009	R2 R2	B2 B2	already on 24; stick to Master Plan. Opposed.
-	^		717103	C007	IXZ	DZ	Opposed. Spot zoning impacting residential neighborhood
							and traffic; inconsistent with Master Plan; County already
	Х		9/9/05	C009	R2	B2	over-zoned for commercial.
							Properties are in the middle of residential area; will invite
							more businesses if approved and will destroy beautiful
	Х		9/9/05	C009	R2	B2	nature of residential neighborhood.
							Opposed Spot zoning, rejected during last Comprehensive
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
			71 7100	0007	114	DZ	Opposed. Increase in traffic volume; impact on health;
							environmental factors; surplus of commercial properties in
	Х		9/9/05	C009	R2	B2	the County; affect quality of life.
							Opposed. Spot zoning; rejected during last Comprehensive
			0/0/05	COOO	Da	DO	Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C009	R2	B2	already on 24; stick to Master Plan.
							Commercial development would alter beautiful residential
			0/10/05	0000	DO	DO.	area and effect property values; increase in traffic; enough
Х			9/13/05	C009	R2	B2	commercial areas in Harford County. Opposed. Will increase traffic; there is plenty of empty
Х			8/15/05	C010	R2	B2	commercial that can be utilized.
			0/13/03	C010	IXZ	DZ	Traffic impacts - speed limits already exceeded; will cause
		Х	8/31/05	C010	R2	B2	increased traffic, litter, noise and accidents.
			0,01,00	00.0			Adjoining property owner; traffic and speeding are an issue;
		Х	9/1/05	C010	R2	B2	not consistent with the residential neighborhood.
							J
							Opposed. Adjacent property owner - quiet peaceful
							neighborhood surrounded by houses; enjoy my yard with
	Х		9/1/05	C010	R2	B2	family; business would not fit and would hurt our experience.
							Do not need additional business in area; properties have
		Х	9/1/05	C010	R2	B2	lots with large trees; rezoning should not be considered.
							Traffic issues; need more schools and utilities; stop building
	Х		9/1/05	C010	R2	B2	and rezoning residential to business.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies -
		v	9/1/05	C010	R2	B2	traffic is a major issue.
		Х	9/1/03	CUIU	ΚZ	DZ	Justification for rezoning is only financial; real estate interest
		х	9/1/05	C010	R2	B2	prompted rezoning; all houses are residential.
	Х		9/1/05	C010	R2	B2	Opposed. Property should stay as it is.
			.,.,,,,				Concerned with traffic on West Ring Factory Rd. between
							924 and 24; should be surveyed before making any zoning
	Х		9/3/05	C010	R2	B2	changes.
							Safety of children and neighborhood; traffic on Ring Factory
							and 924; schools - 1 on each side Homestead Wakefield
							and Ring Factory; value of home/real estate; enough
	Х		9/6/05	C010	R2	B2	commercial land in Bel Air.
							Opposed. Lots are surrounded by residential development;
	,,		0/4/05	C010	DΩ	D2	don't recommend any business zoning; R2 allows some
	Х		9/6/05	C010	R2	B2	businesses. Opposed. Keep older, stable communities residential; keep
	v		9/6/05	C010	R2	B2	commercial properties in designated areas.
	Х		710103	0010	INZ	DZ	сыннысыаі ргореніез ін чезіўнасти агтаз.
							Opposed. Older, stable communities around Bel Air should
							be kept residential; commercial properties should be kept in
	Х		9/6/05	C010	R2	B2	their designated areas; B2 zoning is inappropriate.
							Opposed. Traffic is already heavy in neighborhood; B2
							zoning would cause additional cars going to and from
	Х		9/6/05	C010	R2	B2	business parking lots.
							Traffic congestion concerns; plenty of existing businesses to
	Х		9/7/05	C010	R2	B2	accommodate residents.
	Х		9/8/05	C010	R2	B2	Opposed.

E-Mail of Speaker at Public Pound Public Pu		Туре						
Comment Public Bale Number Zoning Zo		E-Mail or	Speaker at					
9/8/05 C010 R2 B2 Opposed. Rezoning would increase traffic on Route 924 and West Ring Factory Road: would not be able to handle volume of traffic that would not be able to handle volume of traffic that would not be able to handle volume of traffic that would not be able to handle volume of traffic that would be stopped to allow entrance and exit to these locations. ### P/8/05 C010 R2 B2 Opposed. Will affect residential property values: traffic x ### P/8/05 C010 R2 B2 Traffic congestion concerns, no new commercial needed. ### P/8/05 C010 R2 B2 Traffic congestion concerns, no new commercial needed. ### P/8/05 C010 R2 B2 Traffic congestion on entitle of this area. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Traffic congestion and safety concerns for school children. ### P/8/05 C010 R2 B2 Surrounded by residential in surrounding neighborhoods; would need to add the fire the value of homes increased traffic and pedestrian traffic. ### P/8/05 C010 R2 B2 Surrounded by residential communities intact. ### P/8/05 C010 R2 B2 Surrounded by residential communities intact. ### P/8/05 C010 R2 B2 Surrounded by residential communities intact. ### P/8/05 C010 R2 B2 Opposed. Ring Factory neighborhoods and elementary schools keep older, residential communities intact. ### P/8/05 C010 R2 B2 Opposed. Ring Factory neighborhoods safety and pedestrian traffic is already heavy: close proximity to Ring Factory Elementary School. ### P/8/05 C010 R2 B2 Opposed. Traffic congestion no new commercia					Issue	Existing	Requested	
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x 9/8/05 C010 R2 B2 character of neighborhood; should not be residential. Opposed. Will affect residential property values; traffic safety; school safety; environmental concerns. Traffic congestion and noise pollution already exist;		^		710100	5010	114	DZ	
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x 9/8/05 C010 R2 B2 safety; school safety; environmental concerns. Traffic congestion and noise pollution already exist;			Λ.	7,0,00	5010	112	<i>D2</i>	
Traffic congestion and noise pollution already exist;	x			9/8/05	C010	R2	B2	1
						- ·		
		Х		9/8/05	C010	R2	B2	additional businesses will add to the problem.

	Туре						
		Speaker at					
Letter	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	1 01111	Wiccurig	Date	Number	Zoriirig	Zorning	Summary of Comments
	х		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
							Traffic congestion and safety concerns at Plumtree and
	Х		9/8/05	C010	R2	B2	Patterson Mill; no new commercial needed.
							Opposed. Decreased home values; traffic concerns; Master
	Х		9/8/05	C010	R2	B2	Plan states no new commercial needed in the Bel Air area.
							Opposed to new zoning in this area; enough in this area
	Х		9/8/05	C010	R2	B2	already.
	Х		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
			710100	0010	112		Traine songestion concerns, he new commercial needed.
	Х		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
	v		9/8/05	C010	R2	B2	Opposed. No new commercial is needed.
	Х		9/8/05	CUIU	K2	B2	Opposed. No new commercial is fleeded.
	Х		9/8/05	C010	R2	B2	Opposed. There is sufficient existing business zoning.
	Х		9/8/05	C010	R2	B2	Opposed to rezoning in this area; there is already enough.
							Too much traffic in residential neighborhood; Ring Factory
	Х		9/8/05	C010	R2	B2	Road and 924 intersection already very dangerous.
							Opposed. Will affect residential property values; traffic
Х			9/8/05	C010	R2	B2	safety, and school safety; environmental concerns.
	Х		9/9/05	C010	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
Х			9/9/05	C010	R2	B2	Opposed. Traffic concerns.
							Area has every convenience needed; do not need more;
	Х		9/9/05	C010	R2	B2	traffic is already a problem. Opposed. Traffic concerns - unsafe intersection,
							congestion, no traffic light, history of accidents, safety
							concerns for school buses, emergency vehicle access; West
							Riding has approximately 250 homes, new development will
	v		9/9/05	C010	R2	B2	add 50 homes with only one access point into the neighborhoods.
	Х		717103	C010	I\Ζ	DZ	Opposed. Traffic congestion, change character of
	Х		9/9/05	C010	R2	B2	neighborhood for children.
							Opposed Cost range and stated during that Constant
							Opposed. Spot zoning, rejected during last Comprehensive Rezoning; surrounding property is residential; commercial
Х			9/9/05	C010	R2	B2	services exist already on 24; stick to Master Plan.
							Opposed. Area along Route 924 between Bel Air and
							Plumtree is residential and clear of B2; rezoning would
							seriously detract from aesthetics; traffic concerns, new traffic will be generated from the future Patterson Mill School;
							safety concerns for Ring Factory Elementary School
	Х		9/9/05	C010	R2	B2	children; enough existing shopping centers.
							Opposed Chris wells would debe the frame and better the
							Opposed. Strip malls would detract from aesthetics of area; add traffic volume already overburdened; safety issues;
	Х		9/9/05	C010	R2	B2	already abundance of shopping centers in this area.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. No new business needed to serve the needs of
	Х		9/9/05	C010	R2	B2	the community.
	Х		9/9/05	C010	R2	B2	Opposed. Increased traffic; enough goods and services.
			0/0/05	0010	DO	DO.	Opposed to zoning changes from R2 to B2 for this location
	Х		9/9/05	C010	R2	B2	and for C007 and C008.
	Х		9/9/05	C010	R2	B2	Opposed.
	^		717103	0010	IXZ	DZ	Requested changes will negatively affect West Riding and
							other residential areas; plenty of existing sites to
	Х		9/9/05	C010	R2	B2	accommodate businesses.
							Opposed. Inappropriate for gas station/convenience store
	Х		9/9/05	C010	R2	B2	next to elementary school.
							Opposed. Spot zoning; rejected during last Comprehensive
			0.10.10.5	2010	D 0	D0	Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
			717100	0010	IVZ	DZ.	directly on 2 1, stok to Musici Filan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
							Opposed. No further business zoning needed; residential
	Х		9/9/05	C010	R2	B2	area; enough traffic as is.
	Х		9/9/05	C010	R2	B2	Change would adversely affect neighborhood and traffic.
							Opposed Cost zening, rejected during last Comprehensive
							Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist
v			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
Х	Х		9/9/05	C010	R2	B2	Opposed. No new commercial needed.
	^		71 7103	0010	IVZ	DZ	opposed. No new commercial needed.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
	Х		9/9/05	C010	R2	B2	Opposed.
			0.10.15=	0015	5.0	F. 6	
	Х		9/9/05	C010	R2	B2	Opposed. Residential neighborhood; should not be rezoned.
	v		0/0/05	C010	מח	D2	Opposed Traffic congestion intersection at Dt 024
	Х		9/9/05	C010	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924. Traffic concerns; no more service stations or shopping areas
	Х		9/9/05	C010	R2	B2	needed.
	^		71 7100	5010	112	DZ	Opposed. Commercial development will increase traffic and
	Х		9/9/05	C010	R2	B2	change residential nature of area.
			-		· · · · · · · · · · · · · · · · · · ·		Traffic congestion already exists; signage is unattractive and
							intrusive; not in best interest of residential neighborhood
	Х		9/9/05	C010	R2	B2	which is already overcrowded.
							Opposed. Traffic is burdensome and dangerous, causing
							safety issues for children attending Ring Factory
	Х		9/9/05	C010	R2	B2	Elementary.
	Х		9/9/05	C010	R2	B2	Opposed. Traffic at 924/ West Riding.

Letter Comment Public Form Meeting Date Number Zoning Requested Zoning Summary of Comments Public Form Meeting 9/9/05 C010 R2 B2 Opposed Increased traffic safety. x 9/9/05 C010 R2 B2 E0 Opposed Increased traffic safety issues for children attending elementary school. x 9/9/05 C010 R2 B2 Expending rejected during last Comprehensive Rezoning: area is residential: commercial services exist already on 24: stick to Master Plan. x 9/9/05 C010 R2 B2 Expending rejected during last Comprehensive Rezoning: area is residential: commercial services exist already on 24: stick to Master Plan. x 9/9/05 C010 R2 B2 Expending rejected during last Comprehensive Rezoning: area is residential: commercial services exist already on 24: stick to Master Plan. Traffic is already an issue: a business will cause more congestion which would affect neighborhood. Opposed. Apolicy impacted. x 9/9/05 C010 R2 B2 Congestion which would affect neighborhood. Opposed. Allow self-will existing residential zoning: spot zoning proviously derived: enough commercial services exist indicates the proviously derived: enough commercial services exist and compatible with Master Plan inappropriate. x 9/9/05 C010 R2 B2 Opposed. Adversely effect residential aspects of community and increase traffic problems and increase traffic problems. x 9/9/05 C010 R2 B2 Opposed. Adversely effect residential aspects of community residential area. Concerned with possibility of a service staffor or denits office or a church could be built in Colonial Acres: traffic concerns. Opposed. Spot zoning: rejected during last Comprehensive Rezoning: area is residential: commercial services exist already on 24: slick to Master Plan. x 9/9/05 C010 R2 B2 No more business needed: traffic concerns. Opposed. Spot zoning: rejected during last Comprehensive Rezoning: area is residential: commercial services exist already on 24: slick to Master Plan. x 9/9/05 C010 R2 B2 No more business needed: traffic concerns. Opposed. Spot zoning: rejected during last Comprehensive Rezoning: a		Туре						
Letter Form Meeting Date Number Zoning Zoning Summary of Comments 9/9/05 C010 R2 B2 Opposed. Increased traffic, safety. 9/9/24 and Ring Factory Road are unable to handle increase traffic nogative impacts on four neighborhoods: increased traffic would result in safety issues for children attending elementary school. X 9/9/05 C010 R2 B2 elementary school.								
x 99/05 C010 R2 B2 Opposed. Increased traffic, safety. y24 and Ring Factory Road are unable to handle increase traffic regative impacts on four neighborhoods; increased traffic regative impacts on four neighborhoods; increased traffic regative impacts on four neighborhoods; increased traffic would result in safety issues for children attending elementary school. y9/9/05 C010 R2 B2 elementary school. Opposed. Spot zoning: rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning: rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan. Traffic is already on 12; stick to Master Plan. x 9/9/05 C010 R2 B2 impacted. Not compatible with existing residential zoning: and attent eniphorhood. y9/9/05 C010 R2 B2 impacted. Not compatible with existing residential zoning: solitoring in area: no additional changes should be made until traffic patterns and safety a impacted. x 9/9/05 C010 R2 B2 impacted. x 9/9/05 C010 R2 B2 impacted. x 9/9/05 C010 R2 B2 and increase traffic pople commercial services exist; not compatible with Master Plan: inappropriate. Qposed. Aversely effect residential aspects of community and increase traffic poplems. x 9/9/05 C010 R2 B2 and increase traffic poplems. y9/9/05 C010 R2 B2 area and increase traffic poplems. Qposed. Spot zoning: rejected during last Comprehensive Rezoning; area is residential; commercial services exist and community: rebuild and revitalize downtown area. Qposed. Spot zoning: rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Qposed. Spot zoning: rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Qposed. Spot zoning: rejected during last Comprehensive Rezoning; area is residential; commer						0		
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traffic, negative impacts on four neighborhoods, increased traffic would result in safety issues for children attending elementary school. Variable V		Х		9/9/05	C010	R2	B2	
Iraffic would result in safety issues for children attending elementary school.								• •
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Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. X		Х		9/9/05	C010	R2	B2	community; rebuild and revitalize downtown area.
Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. X								Opposed Cost zening, rejected during lest Comprehensive
x 9/9/05 C010 R2 B2 Already on 24; stick to Master Plan. x 9/9/05 C010 R2 B2 No more business needed; traffic concerns. Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.								
x 9/9/05 C010 R2 B2 No more business needed; traffic concerns. Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services	v			0/0/05	C010	D2	R2	
Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns. B2 Concerns. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.				71 7103	0010	I\Z	DZ	unicady on 24, such to master Flam.
Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns. B2 Concerns. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.		х		9/9/05	C010	R2	B2	No more business needed; traffic concerns.
office or a church could be built in Colonial Acres; traffic concerns. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services exist Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.								
Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.								
Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.		Х		9/9/05	C010	R2	B2	concerns.
Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.								
x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan. Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.								
Opposed. Spot zoning; rejected during last Comprehensiv Rezoning; area is residential; commercial services exist x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.	l			0/0/05	0010	D2	D2	· ·
Rezoning; area is residential; commercial services exist y 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.	X			9/9/05	C010	K2	B2	alleauy on 24; slick to Master Pian.
Rezoning; area is residential; commercial services exist y 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.								Onnosed Spot zoning: rejected during last Comprehensive
x 9/9/05 C010 R2 B2 already on 24; stick to Master Plan.								
	х			9/9/05	C010	R2	B2	· ·
31 · · · · · · · · · · · · · · · · · · ·				,, ,, ,	50.10	112	52	
x 9/9/05 C010 R2 B2 congestion and safety are already issues.		Х		9/9/05	C010	R2	B2	
x 9/9/05 C010 R2 B2 Opposed. Traffic congestion and safety issues.		Х		9/9/05	C010	R2	B2	Opposed. Traffic congestion and safety issues.

	Туре						
		Speaker at					
	Comment	Public	D-t-	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
							Moved to Bel Air to be in a rural area; it is becoming a
							congested urban area; Route 924 is already crowded with traffic; no need for more convenience stores, gas stations,
	х		9/9/05	C010	R2	B2	etc.
							Opposed. Spot zoning impacting residential neighborhood
			0.10.10.5	2212	D 0	D 0	and traffic; inconsistent with Master Plan; County already
	Х		9/9/05	C010	R2	B2	over-zoned for commercial.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
							Opposed. Increase in traffic volume; impact on health; environmental factors; surplus of commercial properties in
	Х		9/9/05	C010	R2	B2	the County; affect quality of life.
							ÿ
							Opposed. Spot zoning; rejected during last Comprehensive
.,			0/0/05	C010	DΩ	DO	Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
							Opposed. Spot zoning; rejected during last Comprehensive
							Rezoning; area is residential; commercial services exist
Х			9/9/05	C010	R2	B2	already on 24; stick to Master Plan.
	Х		9/12/05	C010	R2	B2	Opposed. Also opposed to C007, C008, and C009.
							Commercial development would alter beautiful residential
			0/40/05	0010	Do	D.O.	area and effect property values; increase in traffic; enough
Х			9/13/05	C010	R2	B2	commercial areas in Harford County. Opposed. Opening stub road to Vaughn Project would
							increase traffic thru the neighborhood; possible use of city
							water and sewage would require hook up at great expense;
							conversion of quiet neighborhood to a thoroughfare thru
.,			0/25/05	C012	D/DD	D1	Fairway to Wheel Road; concerned with underground lines
Х			8/25/05	C013	R/RR	R1	and impact on schools. Opposed. Increase traffic on inadequate streets; negative
							impact on well and septic; strains on electrical power;
	Х		9/1/05	C013	R/RR	R1	change in character of area.
							County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if
		Х	9/1/05	C013	R/RR	R1	rezoning is approved.
		Λ.	7, 1700	5010	14141	13.1	Opposed. Opening stub road (Clearwater) would increase
							traffic through neighborhood; use of city water and sewer
							would require hookup to homes at great expense; impact on
х			9/1/05	C013	R/RR	R1	schools; issues with phone and electrical lines during storms. (Petition signed by 7)
^		Х	9/8/05	C013	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.
		-					Concerns about linking Cedar Lane through Fairway; septic
						_	problems in area; concerned about being forced to connect
		Х	9/8/05	C013	R/RR	R1	to water & sewer.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							From Fairway Community; concerns with connecting road
							through their community; traffic and safety concerns;
Х			9/8/05	C013	R/RR	R1	negative impact on community. (Petition signed by 90)
							Opposed. Residences will add to heavy traffic on Wheel
							Road; schools already overcrowded; utilities stressed;
							drainage inadequate; need to maintain open space in the
	Х		9/9/05	C013	R/RR	R1	County to serve environment and wildlife.
							Opposed. Traffic; schools overcapacity; utilities; drainage;
	Х		9/9/05	C013	R/RR	R1	loss of open space.
							Opposed. Residences will add to heavy traffic on Wheel
							Road; schools already overcrowded; utilities stressed;
							drainage inadequate; need to maintain open space in the
	Х		9/9/05	C013	R/RR	R1	County to serve environment and wildlife.
							Opposed. Outside Development Envelope; inappropriate to
	Х		9/9/05	C013	R/RR	R1	designate an urban density.
							Opposed. Opening stub road to Vaughn Project would
							increase traffic thru the neighborhood; possible use of city
							water and sewage would require hook up at great expense;
							conversion of quiet neighborhood to a thoroughfare thru
							Fairway to Wheel Road; concerned with underground lines
Х			8/25/05	C013-1	R/RR	R1	and impact on schools.
							Opposed. Increase traffic on inadequate streets; negative
							impact on well and septic; strains on electrical power;
	Х		9/1/05	C013-1	R/RR	R1	change in character of area.
							County has grown but schools and roads have not caught
							up with the needs of the citizens; would prefer RR if
		Χ	9/1/05	C013-1	R/RR	R1	rezoning is approved.
							Opposed. Opening stub road (Clearwater) would increase
							traffic through neighborhood; use of city water and sewer
							would require hookup to homes at great expense; impact on
							schools; issues with phone and electrical lines during
Х			9/1/05	C013-1	R/RR		storms. (Petition signed by 7)
		Х	9/8/05	C013-1	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.
							Concerns about linking Cedar Lane through Fairway; septic
							problems in area; concerned about being forced to connect
<u> </u>		Х	9/8/05	C013-1	R/RR	R1	to water & sewer.
							Concerns about linking Cedar Lane through Fairway; septic
			0/0/0=	0010	D /D-	5.4	problems in area; concerned about being forced to connect
		Х	9/8/05	C013-1	R/RR	R1	to water & sewer.
							Concerns about linking Cedar Lane through Fairway; septic
			0/0/05	2012 1	D/C5	F.4	problems in area; concerned about being forced to connect
		Х	9/8/05	C013-1	R/RR	R1	to water & sewer.
							Opposed. Residences will add to heavy traffic on Wheel
							Road; schools already overcrowded; utilities stressed;
			0/0/05	2012 1	D/C5	F.4	drainage inadequate; need to maintain open space in the
	Х		9/9/05	C013-1	R/RR	R1	County to serve environment and wildlife.
			0/0/05	0010.4	D/DD	D4	Opposed. Traffic; schools overcapacity; utilities; drainage;
	Х		9/9/05	C013-1	R/RR	R1	loss of open space.
			0/0/05	0010.4	D/DD	D4	Not opposed if access is only through Fairway; is opposed if
<u></u>	Х		9/9/05	C013-1	R/RR	R1	access is through Fairway and Cedar Lane.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							From Fairway Community - concerns with connecting road
							through community; traffic and safety concerns; negative
Х			9/9/05	C013-1	R/RR	R1	impact on community. (Petition signed by 110)
							Opposed. Residences will add to heavy traffic on Wheel
							Road; schools already overcrowded; utilities stressed;
			0/0/05	2010.1	0.00	D4	drainage inadequate; need to maintain open space in the
	Х		9/9/05	C013-1	R/RR	R1	County to serve environment and wildlife.
			0/0/05	0010.1	ח/חח	D1	Opposed. Outside Development Envelope; inappropriate to
	Х		9/9/05	C013-1	R/RR	R1	designate an urban density. Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
Х			8/8/05	C014	AG	R1	compatible.
			010103	0014	7.0	1/ 1	Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C014	AG	R1	sewer and water.
			0,0,00	0011	7.0		Opposed. R2 zoning for these areas is inappropriate; R1 or
	Х		9/1/05	C014	AG	R1	RR zoning would be the preferred alternative.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C014	AG	R1	traffic is a major issue.
							Represents Camelot subdivision. Has petition in opposition;
							traffic and safety issues; quality of life; school overcapacity
							and public utility availability; do not rezone without
		Χ	9/1/05	C014	AG	R1	infrastructure being in place.
							Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	C014	AG	R1	issues.
							Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C014	AG	R1	farms to stay.
							Opposed. Currently do not have infrastructure in place;
	,		0/0/05	C014	^	D1	when infrastructure is available, R1 zoning would be most
	Х		9/9/05	C014	AG	R1	appropriate. Opposed. Will increase traffic; overcrowded schools; safety
							of children; do not want public sewer; taxes will be raised
	Х		not dated	C014	AG	R1	(Petition signed by 85)
	^		not dated	0014	7.0	1/1	Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
Х			8/8/05	C015	AG	R2	compatible.
							Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C015	AG	R2	sewer and water.
							Inside Development Envelope; Master Plan calls for low
							density; townhouses will change charge character; single
							family homes are more appropriate; R1 would be more
		Х	9/1/05	C015	AG	R2	appropriate.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Adjacent neighborhoods consist of single family
							homes on large lots; townhouses would change the
							character of the neighborhood; road access via Somerville
							and Ring Factory are both very narrow; Land Use Plan calls
Х			9/1/05	C015	AG	R2	for Low Intensity; consider R1 instead of R2.
							Opposed. R2 zoning for these areas is inappropriate; R1 or
	Х		9/1/05	C015	AG	R2	RR zoning would be the preferred alternative.
			77 1700	0010	710	112	Opposed. Don't want new homes built on property,
							especially townhouses; all single family homes in the
	Х		9/1/05	C015	AG	R2	Camelot development.
	^		71 1103	0013	٨٥	IVZ	Would prefer R1; does not want townhouses; nice
							neighborhood; traffic is bad; should be a building
		.,	0/1/05	C01F	۸۰	Da	ŭ
		Х	9/1/05	C015	AG	R2	moratorium.
							Represents Camelot subdivision. Has petition in opposition;
							traffic and safety issues; quality of life; school overcapacity
							and public utility availability; do not rezone without
		Х	9/1/05	C015	AG	R2	infrastructure being in place.
							Rezoning to R2 is excessive; Rural Residential is more
							appropriate; land on both sides of road drain into a stream
							that feeds into Winter's Run; parcels between Ring Factory
							and Winter's Run, are close to Winter's Run; properties have
							steep grades; high density housing would increase the
	Х		9/4/05	C015	AG	R2	runoff into these streams.
							Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	C015	AG	R2	lissues.
			777700	00.0	7.0		Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C015	AG	R2	farms to stay.
		Α	710100	0010	710	112	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
							force existing homes to connect to water and sewer which
	Х		9/9/05	C015	AG	R2	would be an unnecessary financial burden.
	X		9/9/05	C015	AG	R2	Opposed.
	^		717100	0010	7.0	۱۱۷	Opposed. Currently do not have infrastructure in place;
							when infrastructure is available, R1 zoning would be most
	v		0/0/05	C015	۸۲	R2	· ·
	Х		9/9/05	C013	AG	KΖ	appropriate. Opposed. Will increase traffic, overcrowded schools, safety
				0015	4.0	D0	of children, do not want public sewer, taxes will be raised.
Х			0/7/05	C015	AG	R2	(Petition signed by 85)
	Х		9/7/05	C016	R2	RO	Traffic concerns; pollution.
			0/4/5=	00:-	5.0		Commercial zoning inappropriate in Winters Run
		Х	9/1/05	C017	R2	В3	Watershed; traffic issues - ingress/egress.
							Represents Bel Air Acres HOA; traffic issues - dangerous;
		Х	9/1/05	C017	R2	B3	decision to rezone should be based on community needs.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C017	R2	В3	traffic is a major issue.
							Located at crest of Lake Fanny Hill on curve - dangerous
							location; adding businesses would disregard safety for
	Х		9/9/05	C017	R2	В3	citizens.
	^		,, ,,,,,,	5017	114	- 50	00

	Туре						
		Speaker at					
	Comment		Data	Issue	Existing	Requested	0 (0
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments Opposed. Location on crest of hill creating dangerous traffic patterns; adjacent to established residential community; inconsistent with Master Plan; County already over-zoned
	Х		9/9/05	C017	R2	B3	for commercial.
		Х	9/1/05	C018	R2	В3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
		Х	9/1/05	C018	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs. Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing
		Х	9/1/05	C018	R2	В3	businesses in the downtown areas; lack of traffic studies - traffic is a major issue. Located at crest of Lake Fanny Hill on curve - dangerous
	Х		9/9/05	C018	R2	В3	location; adding businesses would disregard safety for citizens.
	X		9/9/05	C018	R2	B3	Opposed. Location on crest of hill creating dangerous traffic patterns; adjacent to established residential community; inconsistent with Master Plan; County already over-zoned for commercial.
	Λ		717100	0010	IVE	50	Opposed. Stop commercialism of the area; concerned for
Х			8/4/05	C019	R1	RO	residential community and property values.
		Х	9/1/05	C019	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
	Х		9/7/05	C019	R1	RO	Request would introduce office activity into residential area; new school makes a good buffer between this property and commercialization at the Route 924 intersection; area north of the school should remain residential.
			0/0/05	0010	Di	DO	Suited for RO zoning; corner lot with accesses on MD 924 and Patterson Mill Road; traffic density makes it undesirable for a residence; recent traffic signal at Route 924 and Patterson Mill Road; RO zoning allows low impact use that can provide local services and employment for residents; impact is less than additional housing; property is a wildlife haven and may not be able to maintain it; alternative is to sell to developer; property was granted special exception to
	Х		9/8/05	C019	R1	RO	permit assisted living facility. Opposed. Stop commercialism of the area; concerned for
Х			8/4/05	C020	R1	RO	residential community and property values.
		Х	9/1/05	C020	R1	RO	Changes should be in best interest of all citizens, not just a few.
		Х	9/1/05	C020	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
	Х		9/7/05	C020	R1	RO	Request would introduce office activity into residential area; new school makes a good buffer between this property and commercialization at the Route 924 intersection; area north of the school should remain residential.

not be able to maintain it: alternative is to sell to developer; property was granted special exception to permit assisted living facility. x 9/1/05 C021 R2 B3 Watershed: traffic issues - ingress/egress. x 9/1/05 C021 R2 B3 Watershed: traffic issues - ingress/egress. x 9/1/05 C021 R2 B3 Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs. Located at crest of Lake Fanny Hill on curve - dangerous location; adding businesses would disregard safety for commercial. x 9/1/05 C021 R2 B3 dictions on crest of hill creating dangerous traffic patterns; adjacent to established residential community; inconsistent with Master Plan; County already over-zoned for commercial. x 9/1/05 C021 R2 B3 for commercial. x 9/1/05 C022 R1 R2 B3 for commercial. x 8/8/05 C022 R1 R2 compatible. x 8/8/05 C022 R1 R2 compatible. x 9/1/05 C022 R1 R2 R2 compatible. x 9/1/05 C022 R1 R2 R2 R2 compatible. x 9/1/05 C022 R1 R2 R2 R2 compatible. x 9/1/05 C022 R1 R2 R2 R2 represents dangerous traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water. Opposed. R2 coning for these areas is inappropriate; R1 or R2 zoning would be the preferred alternative. x 9/1/05 C022 R1 R2 R2 R2 roing for these areas is inappropriate; R1 or R2 zoning would be the preferred alternative. x 9/1/05 C022 R1 R2 R2 R2 zoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm: remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc. R2 R2 roing to R2 is excessive; Rural Residential is more appropriate; land on both sides of road drain into a stream that feeds into Winter's Run; properties have steep grades; high density housing would increase the runoff into these streams. Submitting petition from Camelot community, Ring Factory is a cut through road; traffic is a major		Туре						
Letter Form Meeting Date Number Zoning Zoning Surrounds CD19 with Trontage on both roads: traffic density make property undestrable for family residence; recent installation of traffic signal at Route 924 and Patters MI Roads. Ro Zoning allows low impact use that can provide tocal services and employment: impact of RO Zoning allows low impact use that can provide tocal services and employment impact of RO Zoning allows low impact use that can provide tocal services and employment impact of RO Zoning allows between and may not be able to maintain it: alternative is to sell to developer: property was granted special exception to permit assisted living facility. x 9/8/05 C021 R2 B3 Watershed: traffic issues - ingress/egress. x 9/9/05 C021 R2 B3 Watershed: traffic issues - ingress/egress. x 9/9/05 C021 R2 B3 decision to rezone should be based on community needs. Located at crest of Lake Farny Hill on curve - dangerous; tocation, adding businesses would disregard safety for citizens. x 9/9/05 C021 R2 B3 districts and single and service and safety issues, road for increase pressure on current residents of physical candidate and paving issues; need for new educational facilities and server station/system: increase pressure on current residents to accept hase strough right of way? construction to feed new community; consider recorning to R1 seems logical and compatible. x 8/8/05 C022 R1 R2 compatible. y 9/1/05 C022 R1 R2 R2 R2 represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available: surrounded by four development services are appropriate; R1 or R2 compatible. y 9/1/05 C022 R1 R2 paper long to the preferred alternative. R2 sever and water. x 9/1/05 C022 R1 R2 paper long to the preferred alternative. R3 paper long to R2 sex service and sever society and Wirtler's Run; parcels between Ring Factory and Wirtler's Run; are close to Wirtler's Run; properties have steep grades: high density Rezoning is consistent with Land Use Plan; pro		E-Mail or	Speaker at					
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x 9/8/05 C022 R1 R2 farms to stay.								Speaking on behalf of Camelot. Traffic concerns; encourage
	L_	<u> </u>	Х	9/8/05	C022	<u>R1</u>	R2	farms to stay.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	х		9/9/05	C022	R1	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	,		0/0/05	C022	D1	D2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate
	Х		9/9/05	C022	R1	R2	need for public sewer.
	Х		9/9/05	C022	R1	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden. Land is within the Development Envelope and consistent
	Х		9/9/05	C022	R1	R2	with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	^		71 7100	0022	13.1	114	Opposed. Currently do not have infrastructure in place;
	Х		9/9/05	C022	R1	R2	when infrastructure is available, R1 zoning would be most appropriate.
			717100	0022		112	Opposed. Will increase traffic; overcrowded schools; safety
Х			not dated	C022	R1	R2	of children; do not want public sewer; taxes will be raised. (Petition signed by 85)
Х			8/8/05	C023	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	X		8/8/05	C023	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
	٨	Х	9/1/05	C023	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
Х			9/1/05	C023	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.
	Х		9/1/05	C023	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		х	9/1/05	C023	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Χ	9/1/05	C023	AG	R2	traffic is a major issue.
							Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Χ	9/7/05	C023	AG	R2	issues.
							Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C023	AG	R2	farms to stay.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C023	AG	R2	need for public sewer.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C023	AG	R2	need for public sewer.
							Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
							force existing homes to connect to water and sewer which
	Х		9/9/05	C023	AG	R2	would be an unnecessary financial burden.
							Land is within the Development Envelope and consistent
							with Master Plan; R1 zoning would be acceptable; if unable
							to continue farming property, they should be allowed to
	Х		9/9/05	C023	AG	R2	carefully develop it.
	Х		9/9/05	C023	AG	R2	Opposed.
							Opposed. Currently do not have infrastructure in place;
			0/0/05	0000	A C	Da	when infrastructure is available, R1 zoning would be most
	Х		9/9/05	C023	AG	R2	appropriate. Opposed. Will increase traffic, overcrowded schools, safety
			not datad	CODO	۸۲	Da	of children, do not want public sewer, taxes will be raised. (Petition signed by 85)
Х			not dated	C023	AG	R2	Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
Х			8/8/05	C024	AG	R2	compatible.
^			0,0103	JU24	ΛU	1\2	Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	х		8/8/05	C024	AG	R2	sewer and water.
	^		0,0100	00Z7	7.0	1\2	Inside Development Envelope; Master Plan calls for low
							density; townhouses will change charge character; single
							family homes are more appropriate; R1 would be more
		Х	9/1/05	C024	AG	R2	appropriate.
		Λ	7/ 1/00	00ZT	7.0	112	appropriator
							Opposed. Adjacent neighborhoods consist of single family
							homes on large lots; townhouses would change the
							character of the neighborhood; road access via Somerville
							and Ring Factory are both very narrow; Land Use Plan calls
х			9/1/05	C024	AG	R2	for Low Intensity; consider R1 instead of R2.
^			71 1100	0027	7.0	114	nor Low mitoriony, consider it i moteau of itz.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. R2 zoning for these areas is inappropriate; R1 or
	Х		9/1/05	C024	AG	R2	RR zoning would be the preferred alternative.
							Represents Magness family. Rezoning is consistent with
							Land Use Plan; property is in Development Envelope; public
							utilities are available; surrounded by four developments;
							impossible to farm; remaining wildlife is forced to farm and
							causes crop damage; citizens complain about farming
		Х	9/1/05	C024	AG	R2	operation - noise, odor, etc.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
			0/1/05	0004	4.0	DO	businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C024	AG	R2	traffic is a major issue.
							Submitting petition from Camelot community. Ring Factory is
		.,	9/7/05	C024	^	DO	a cut through road; traffic is a major issue; water and sewer
		Х	9/1/05	C024	AG	R2	issues. Speaking on behalf of Camelot. Traffic concerns; encourage
		v	9/8/05	C024	AG	R2	farms to stay.
		Х	CUIOIF	UU24	AG	KΖ	Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	х		9/9/05	C024	AG	R2	need for public sewer.
	^		71 7103	0024	AO	IVZ	Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C024	AG	R2	need for public sewer.
							Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
							force existing homes to connect to water and sewer which
	Х		9/9/05	C024	AG	R2	would be an unnecessary financial burden.
							Land is within the Development Envelope and consistent
							with Master Plan; R1 zoning would be acceptable; if unable
							to continue farming property, they should be allowed to
	Х		9/9/05	C024	AG	R2	carefully develop it.
	Х		9/9/05	C024	AG	R2	Opposed.
							Opposed. Currently do not have infrastructure in place;
						_	when infrastructure is available, R1 zoning would be most
	Х		9/9/05	C024	AG	R2	appropriate.
							Opposed. Will increase traffic; overcrowded schools; safety
			. ,	2021		F	of children; do not want public sewer; taxes will be raised.
Х			not dated	C024	AG	R2	(Petition signed by 85)
							Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
V			8/8/05	C025	AG	R2	community; consider rezonling to RT seems logical and compatible.
Х			0/0/03	C020	AG	KΖ	Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C025	AG	R2	sewer and water.
-	^		0,0103	OUZJ	٨٥	1\4	Opposed. R2 zoning for these areas is inappropriate; R1 or
	х		9/1/05	C025	AG	R2	RR zoning would be the preferred alternative.
<u> </u>	^		71 1100	UU2J	ΛU	114	TATA ZOTHING WOULD BE THE PROTOTION ARCHITICHTE.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Represents Magness family. Rezoning is consistent with
							Land Use Plan; property is in Development Envelope; public
							utilities are available; surrounded by four developments;
							impossible to farm; remaining wildlife is forced to farm and
							causes crop damage; citizens complain about farming
		Х	9/1/05	C025	AG	R2	operation - noise, odor, etc.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C025	AG	R2	traffic is a major issue.
							Rezoning to Ŕ2 is excessive; Rural Residential is more
							appropriate; land on both sides of road drain into a stream
							that feeds into Winter's Run; parcels between Ring Factory
							and Winter's Run, are close to Winter's Run; properties have
							steep grades; high density housing would increase the
	Х		9/4/05	C025	AG	R2	runoff into these streams.
							Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	C025	AG	R2	issues.
							Speaking on behalf of Camelot. Traffic concerns; encourage
		Χ	9/8/05	C025	AG	R2	farms to stay.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C025	AG	R2	need for public sewer.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
			0/0/05	2225		D.0	with current rural uses surrounding property and eliminate
	Х		9/9/05	C025	AG	R2	need for public sewer.
							Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
			0/0/05	0005	4.0	DO	force existing homes to connect to water and sewer which
	Х		9/9/05	C025	AG	R2	would be an unnecessary financial burden.
							Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable
							to continue farming property, they should be allowed to
	v		9/9/05	C025	AG	R2	carefully develop it.
	X		9/9/05	C025	AG	R2	Opposed.
	^		717100	C020	AU	I\Z	Opposed. Currently do not have infrastructure in place;
							when infrastructure is available, R1 zoning would be most
	х		9/9/05	C025	AG	R2	appropriate.
	Λ		71 7100	5020	7.0	1\2	Opposed. Will increase traffic; overcrowded schools; safety
							of children; do not want public sewer; taxes will be raised.
Х			not dated	C025	AG	R2	(Petition signed by 85)
							Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
Χ			8/8/05	C026	AG	R2	compatible.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C026	AG	R2	sewer and water.
							Inside Development Envelope; Master Plan calls for low
							density; townhouses will change charge character; single
							family homes are more appropriate; R1 would be more
		Х	9/1/05	C026	AG	R2	appropriate.
							Opposed. Adjacent neighborhoods consist of single family
							homes on large lots; townhouses would change the
							character of the neighborhood; road access via Somerville
							and Ring Factory are both very narrow; Land Use Plan calls
Х			9/1/05	C026	AG	R2	for Low Intensity; consider R1 instead of R2.
			7, 1,700	0020	,,,,	112	Represents Magness family. Rezoning is consistent with
							Land Use Plan; property is in Development Envelope; public
							utilities are available; surrounded by four developments;
							impossible to farm; remaining wildlife is forced to farm and
							causes crop damage; citizens complain about farming
		Х	9/1/05	C026	AG	R2	operation - noise, odor, etc.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C026	AG	R2	traffic is a major issue.
							Submitting petition from Camelot community. Ring Factory is
			0/7/05	2001		D.0	a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	C026	AG	R2	issues.
		.,	0/0/05	C02/	۸.	Da	Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C026	AG	R2	farms to stay. Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C026	AG	R2	need for public sewer.
			.,,,,,,				Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available; suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C026	AG	R2	need for public sewer.
							Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
						_	force existing homes to connect to water and sewer which
	Х		9/9/05	C026	AG	R2	would be an unnecessary financial burden.
							Land is within the Development Envelope and consistent
							with Master Plan; R1 zoning would be acceptable; if unable
	.,		0/0/05	C02/	^_	Do	to continue farming property, they should be allowed to
	X		9/9/05 9/9/05	C026 C026	AG AG	R2 R2	carefully develop it. Opposed.
	Х		CUIKIK	CU20	AG	KΖ	Opposed. Currently do not have infrastructure in place;
							when infrastructure is available, R1 zoning would be most
	х		9/9/05	C026	AG	R2	appropriate.
	^		71 7100	0020	7.0	112	Opposed. Will increase traffic, overcrowded schools, safety
							of children, do not want public sewer, taxes will be raised.
Х			not dated	C026	AG	R2	(Petition signed by 85)
·					-		ı, J /

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
Х			8/8/05	C027	AG	R2	compatible.
							Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C027	AG	R2	sewer and water.
							Inside Development Envelope; Master Plan calls for low
							density; townhouses will change charge character; single
							family homes are more appropriate; R1 would be more
		Х	9/1/05	C027	AG	R2	appropriate.
							Onnesed Adiacont neighborhes de consist of death for the
							Opposed. Adjacent neighborhoods consist of single family
							homes on large lots; townhouses would change the
							character of the neighborhood; road access via Somerville
							and Ring Factory are both very narrow; Land Use Plan calls
Х			9/1/05	C027	AG	R2	for Low Intensity; consider R1 instead of R2.
							Opposed. R2 zoning for these areas is inappropriate; R1 or
	Х		9/1/05	C027	AG	R2	RR zoning would be the preferred alternative.
							Represents Magness family. Rezoning is consistent with
							Land Use Plan; property is in Development Envelope; public
							utilities are available; surrounded by four developments;
							impossible to farm; remaining wildlife is forced to farm and
			0/1/05	0007	4.0	DO	causes crop damage; citizens complain about farming
		Х	9/1/05	C027	AG	R2	operation - noise, odor, etc. Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		v	9/1/05	C027	AG	R2	traffic is a major issue.
		Х	9/1/03	C021	AG		Rezoning to R2 is excessive; Rural Residential is more
							appropriate; land on both sides of road drain into a stream
							that feeds into Winter's Run; parcels between Ring Factory
							and Winter's Run, are close to Winter's Run; properties have
							steep grades; high density housing would increase the
	х		9/4/05	C027	AG	R2	runoff into these streams.
	^		7, 1100	JUL1	7.0	1\2	Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	C027	AG	R2	issues.
						1	Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C027	AG	R2	farms to stay.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available. Suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C027	AG	R2	need for public sewer.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available. Suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	Х		9/9/05	C027	AG		need for public sewer.
	Х		9/9/05	C027	AG	R2	need for public sewer.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
							force existing homes to connect to water and sewer which
	Х		9/9/05	C027	AG	R2	would be an unnecessary financial burden.
							Opposed. Currently do not have infrastructure in place;
							when infrastructure is available, R1 zoning would be most
	Х		9/9/05	C027	AG	R2	appropriate.
							Opposed. Will increase traffic, overcrowded schools, safety
							of children, do not want public sewer, taxes will be raised.
Х			not dated	C027	AG	R2	(Petition signed by 85)
							Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
Х			8/8/05	C028	AG	R2	compatible.
							Opposed. Traffic concerns, road restrictions, paving issues;
							overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C028	AG	R2	sewer and water.
							Opposed. R2 zoning for these areas is inappropriate; R1 or
	Х		9/1/05	C028	AG	R2	RR zoning would be the preferred alternative.
							Represents Magness family. Rezoning is consistent with
							Land Use Plan; property is in Development Envelope; public
							utilities are available; surrounded by four developments;
							impossible to farm; remaining wildlife is forced to farm and
							causes crop damage; citizens complain about farming
		Х	9/1/05	C028	AG	R2	operation - noise, odor, etc.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C028	AG	R2	traffic is a major issue.
							Represents Camelot subdivision. Has petition in opposition;
							traffic and safety issues; quality of life; school overcapacity
							and public utility availability; do not rezone without
		Х	9/1/05	C028	AG	R2	infrastructure being in place.
							Rezoning to R2 is excessive; Rural Residential is more
							appropriate; land on both sides of road drain into a stream
							that feeds into Winter's Run; parcels between Ring Factory
							and Winter's Run, are close to Winter's Run; properties have
							steep grades; high density housing would increase the
	Х		9/4/05	C028	AG	R2	runoff into these streams.
							Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		Х	9/7/05	C028	AG	R2	issues.
						_	Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C028	AG	R2	farms to stay.
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available. Suggest RR
							instead of R1 or R2 to reduce density and keep compatible
			0/0/0=	0.000			with current rural uses surrounding property and eliminate
	Х		9/9/05	C028	AG	R2	need for public sewer.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Does not have sewage capabilities and will cost surrounding
							residents a lot of money to make available. Suggest RR
							instead of R1 or R2 to reduce density and keep compatible
							with current rural uses surrounding property and eliminate
	v		9/9/05	C028	AG	R2	need for public sewer.
	Х		919103	C026	AG	RZ	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
			0/0/05	2222		D.	force existing homes to connect to water and sewer which
	Х		9/9/05	C028	AG	R2	would be an unnecessary financial burden.
							Land is within the Development Envelope and consistent
							with Master Plan; R1 zoning would be acceptable; if unable
							to continue farming property, they should be allowed to
	Х		9/9/05	C028	AG	R2	carefully develop it.
							Opposed. Currently do not have infrastructure in place;
							when infrastructure is available, R1 zoning would be most
	Х		9/9/05	C028	AG	R2	appropriate.
			, 00				Opposed. Will increase traffic; overcrowded schools; safety
							of children; do not want public sewer; taxes will be raised.
Х			not dated	C028	AG	R2	(Petition signed by 85)
			not dated	C020	٨٥	IVZ	Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							, and the second
			0/4/05	2222		D0	businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C029	R2	B2	traffic is a major issue.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C030	R2	B2	traffic is a major issue.
							Opposed to commercial development; small lots on septic;
		Х	9/1/05	C033	R2	В3	enough businesses and traffic already.
	Х		9/13/05	C033	R2	В3	Opposed.
							Traffic volume and safety issues, road restrictions and
							paving issues; need for new educational facilities and sewer
							station/system; increase pressure on current residents to
							accept "pass through right of way" construction to feed new
							community; consider rezoning to R1 seems logical and
.,			0/0/05	C024	۸۲	Da	, ,
Х			8/8/05	C034	AG	R2	compatible. Opposed. Traffic concerns, road restrictions, paving issues;
							''
			0/0/6=	000:	• •	5.5	overcrowded schools; residents do not want to hook up to
	Х		8/8/05	C034	AG	R2	sewer and water.
							Inside Development Envelope; Master Plan calls for low
							density; townhouses will change charge character; single
							family homes are more appropriate; R1 would be more
L		Х	9/1/05	C034	AG	R2	appropriate.
							Opposed. Adjacent neighborhoods consist of single family
							homes on large lots; townhouses would change the
							character of the neighborhood; road access via Somerville
							and Ring Factory are both very narrow; Land Use Plan calls
Х			9/1/05	C034	AG	R2	for Low Intensity; consider R1 instead of R2.
			7/1/00	UU34	٨٥	۱۱۷	Opposed. R2 zoning for these areas is inappropriate; R1 or
	v		0/1/05	C024	۸۲	Do	
	Х		9/1/05	C034	AG	R2	RR zoning would be the preferred alternative.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		J J					Represents Magness family. Rezoning is consistent with
							Land Use Plan; property is in Development Envelope; public
							utilities are available; surrounded by four developments;
							impossible to farm; remaining wildlife is forced to farm and
							causes crop damage; citizens complain about farming
		Х	9/1/05	C034	AG	R2	operation - noise, odor, etc.
							Zoning should implement the Master Plan; commercial
							saturation already exists; revitalize Route 40 and existing
							businesses in the downtown areas; lack of traffic studies -
		Х	9/1/05	C034	AG	R2	traffic is a major issue.
							Represents Camelot subdivision. Has petition in opposition;
							traffic and safety issues; quality of life; school overcapacity
			0/1/05	0004	A C	Da	and public utility availability; do not rezone without
		Х	9/1/05	C034	AG	R2	infrastructure being in place. Submitting petition from Camelot community. Ring Factory is
							a cut through road; traffic is a major issue; water and sewer
		х	9/7/05	C034	AG	R2	issues.
		^	711103	C034	AG	I\Z	Speaking on behalf of Camelot. Traffic concerns; encourage
		Х	9/8/05	C034	AG	R2	farms to stay.
			710100	0001	710	112	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would
							force existing homes to connect to water and sewer which
	Х		9/9/05	C034	AG	R2	would be an unnecessary financial burden.
							Opposed. Currently do not have infrastructure in place;
							when infrastructure is available, R1 zoning would be most
	Х		9/9/05	C034	AG	R2	appropriate.
							Opposed. Will increase traffic, overcrowded schools, safety
							of children, do not want public sewer, taxes will be raised.
Х			not dated	C034	AG	R2	(Petition signed by 85)

2005/2006 Comprehensive Zoning Review COMMENTS District D

	Туре						
Letter		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		Х	8/31/05	D001	B2/AG	B2	Spot zoning; inconsistent with Master Plan.
	Х		9/8/05	D001	B2/AG	B2	Opposed.
							Opposed. Inconsistent with Master Plan, Zoning Code
	Х		9/8/05	D001	B2/AG	B2	update uncertainty.
		Х	8/31/05	D024	AG	VB	Spot zoning; inconsistent with Master Plan.
							Will not increase traffic or impact infrastructure; other properties on Rt. 165 are classified VB; this is the only property being considered for reclassification in the entire area bounded by Rocks Spring Road, Norrisville Road, and
	Х		9/2/05	D024	AG	VB	the MD line.
	Х		9/8/05	D024	AG	VB	Opposed. Inconsistent with Master Plan, Zoning Code update uncertainty.
		Х	9/8/05	D024	AG	VB	Opposed. Farmers being squeezed out by development; slow growth down. Supports request. Areas that border Rt. 136 and 165 - rural
Х			9/1/05	D027	AG	B3	village is not an accurate description; new developments are planned right across the Mason Dixon line, and we need to keep pace with what will be needed for these new residents, including business and services.
	Х		9/8/05	D027	AG	В3	Opposed. No new commercial is needed.
		Х	9/8/05	D027	AG	В3	Supports request. Located across from Delta Lumber; change in area, especially increase in traffic; is surrounded by businesses; services are needed in area due to development in Pennsylvania.
	х		9/2/05	D028	AG	RR	Opposed. Future development could conceivably be approved, allowing connection to the cul-de-sac on Christopher Rd.; purchased home because of private setting.
	Х		9/8/05	D028	AG	RR	Opposed. Outside Development Envelope; violates Master Plan; area could not handle impact of these additional homes on traffic, wells, schools, and aesthetic value of McMansions.
	Х		9/9/05	D028	AG	RR	Johnson Mill Road is a narrow, winding, dangerous country road; houses are currently being built and traffic will become more dangerous; layout of the land and road will not support more houses in this location.
	Х		8/24/05	D029	VB	В3	Opposed. Traffic bad already at this corner.
	Х		9/2/05	D029	VB	B3	Opposed. Object to any zoning change that allowed the owner to do whatever they wanted.
	Х		9/3/05	D029	VB	B3	Opposed. Will conflict with my business (Dublin Market).

E.Mail or Speaker at Comment Public		Туре						
Commen Public South Meeting Date Number Zoning Requested Zoning Summary of Comments Comment Weeting Date Number Zoning Zoning Summary of Comments			Speaker at					
Opposed. Overlooked junkyard, burial of cars and parts on property, and burnings conducted without permits for the last 20 years: rezoning will be bad for the community, and burnings conducted without permits for the last 20 years: rezoning will be bad for the community, and the property years and the supplus of commercial land in area. Opposed. Would give unlimited authority to do whatever owner wants with the property; we do not have that privilege with our property. X 9/5/05 D029 VB B3 expensed. Open ended zoning is too vague as to what this property will be used for. Opposed. Currently an inactive used car lot and creating an eyesore. B3 should not be granted in any residential area. X 9/5/05 D029 VB B3 expensed. Open ended zoning is too vague as to what this property will be used for. Opposed. Open ended zoning is too vague as to what this property will be used for. Opposed to giving the owner ability to turn the current business into anything the owner vants; community should have the right to know what exactly the owner wants to do with the lot. X 9/5/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D030 VR VB Opposed. Will increase traffic increased noise; unfamiliar people in and around the neightonhood, maybe cancer causing agents that could containinate the water supply; oposible devalue of property, future abuse of permit or zoning dange. X 9/2/05 D030 VR VB Opposed. Will conflict with my business (Dubin Market). Opposed. Overlooked junkyard, burial of cars and parts on property, and burnings conducted without permits for the last 20 years: rezoning will be bed for the community; and burnings conducted without permits for the last 20 years: rezoning will be bed for the community in whice strangers into our community raise noise level devaluation of property ualess, and the surpluse of commercial land in area. Opposed. Overlooked junkyard, burial of cars and parts on property; an		Comment	Public		Issue	Existing	Requested	
property, and burnings conducted without permits for the last 20 years rezoning will be bad for the community, property values, and the surplus of commercial land in area. Opposed. Would give unlimited authority to do whatever owner wants with the property: we do not have that privilege with our property. X 9/5/05 D029 VB B3 with our property. X 9/5/05 D029 VB B3 property will be used for. Opposed. Currently an inactive used car lot and creating an eyesore: B3 should not be granted in any residential area. X 9/5/05 D029 VB B3 opposed. Currently an inactive used car lot and creating an eyesore: B3 should not be granted in any residential area. X 9/5/05 D029 VB B3 opposed. Oppen ended zoning is too vague as to what this property will be used for. Opposed. Oppenended zoning too vague as to what this property will be used for. Opposed to giving the owner ability to turn the current business into anything the owner wants: to do with the lot. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D029 VB B3 Opposed. Will increase traffic. X 9/6/05 D030 VR VB danger. X 9/5/05 D030 VR VB danger. X 9/5/05 D030 VR VB Opposed. Will conflict with my business doubt and a dark the water supply: possible devalue of property; future abuse of permit or zoning dange. X 9/5/05 D030 VR VB Opposed. Will conflict with my business (Dublin Market). Opposed. Overlooked junkyard, burial of cars and parts on property, and burnings conducted without permits for the last 20 years: rezoning will be bad for the community; property alues, and the surplus of correcting pollution: will it lower or raise the value of our property, universe people in an elighborhood; more traffic and pollutions will interest on the value of our property; increase traffic and overcrowd intersection: strangers entering the community arise consection? X 9/5/05 D030 VR VB D030 VR VB Oppose	Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
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v 9/5/05 D030 VR VB intersection. Opposed. Will increase traffic; overcrowd intersection; invites strangers into our community; raise noise level; devaluation of property values; chance of pollutants from y petroleum products. Opposed. It will devalue property; increase traffic and overcrowd intersection; strangers entering the community raises concern for young children. v 9/5/05 D030 VR VB Opposed. Dublin has enough traffic and noise now.								1
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x 9/6/05 D030 VR VB Opposed. Dublin has enough traffic and noise now.		x		9/5/05	Dusu	VR	V/R	

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Concerned about traffic, threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		Х	9/8/05	D030	VR	VB	along MD136 and 165; keep AG.
							Against losing agricultural land and increasing development
	Х		9/8/05	D030	VR	VB	in this area.
							No negative effect on environment, infrastructure, schools or
							neighborhood; restrictions imposed by AG zoning make it
Х			9/14/05	D032	AG	B3	difficult to continue operation.
			.,				Opposed. Concerned with amount of building; decreased
	Х		8/26/05	D034	AG	RR	water supply and increased taxes.
			0/20/00	2001	7.0		School overcrowding; congested roads; decrease in
							property values and quality of life; should take steps to
							maintain value of homes by limiting supply; do not rezone
							agricultural land to residential; if we must rezone, ensure
							that all rural residential developments require at least two
	х		9/1/05	D034	AG	RR	acres.
-	^		71 1100	דנטטד	7.0	IXIX	Supports request. Development has made farming difficult;
							now surrounded by houses; 25 feet outside Development
		Х	9/8/05	D034	AG	RR	Envelope.
		٨	710103	D034	AU	IXIX	Opposed. Outside Development Envelope; violates Master
	х		9/8/05	D034	AG	RR	Plan; lot would already yield 20 lots as AG.
	^		710103	D034	AU	IXIX	Opposed. Large farm outside the Development Envelope;
	х		9/8/05	D034	AG	RR	stick to the Master Plan.
	^		710103	БООЧ	710	IXIX	Short to the Muster Fluit.
							Chestnut Hill and Johnson Mill Roads are already crowded
							and dangerous due to excessive housing construction; they
	х		9/9/05	D034	AG	RR	cannot support traffic from additional houses.
	^		717103	БООЧ	710	IXIX	Concerned about traffic, threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		Х	9/8/05	D035	AG	B1	along MD136 and 165; keep AG.
		٨	710103	D033	AO	DI	Opposed. Property is close to two intersections and Route
	х		9/8/05	D035	AG	B1	136 is heavily traveled; unsafe.
	^		710103	D000	710	D1	Opposed. Traffic concernsa sufficient vacant commercial -
		Х	9/8/05	D035	AG	B1	should concentrate on revitalizing existing commercial.
		٨	710100	D000	7.0	וט	Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
							which needs to be utilized; would detract from village
		Х	9/8/05	D035	AG	B1	character.
		Λ	710100	2000	7.0	D1	Concerned about traffic; threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		х	9/8/05	D036	AG	B1	along MD136 and 165; keep AG.
		٨	710103	סטט	Λ0	וט	Against losing agricultural land and increasing development
	х		9/8/05	D036	AG	B1	in this area.
	^		710/03	סנטם	Λ0	וע	Opposed. Sign was put on the wrong property;
							neighborhood doesn't want the zoning change; located near
	v		9/8/05	D036	AG	B1	two intersections, unsafe with the visibility on 136.
-	Х		7/0/03	ספטם	AU	וט	Opposed. Traffic concerns; sufficient vacant commercial -
		v	9/8/05	D036	۸۲	B1	should concentrate on revitalizing existing commercial.
		Х	910103	บบงัง	AG	ĎΙ	Should concentrate on revitalizing existing confinertial.

	Туре						
		Speaker at					
	Comment	-		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
							which needs to be utilized; would detract from village
		Х	9/8/05	D036	AG	B1	character.
							Do not rezone until infrastructure can accommodate;
							schools already over capacity and traffic congestion is an
	Х		9/3/05	D041	AG	RR	issue.
							Do not rezone until infrastructure can accommodate;
							schools already over capacity and traffic congestion is an
	Х		9/3/05	D046	AG	RR	issue.
							There have been several accidents and deaths in this area;
							more homes would take away from the rural area; school
	Х		9/8/05	D047	AG	RR	capacity issues.
	,,						Master Plan calls for AG in area - should remain AG; traffic
							at Prospect and Davis Corner; don't push generations of
		Х	9/8/05	D047	RR	AG	farmers out.
				2017			Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
							which needs to be utilized; roads cannot handle traffic; keep
		Х	9/8/05	D047	AG	RR	to Master Plan.
		Α	710100	D017	710	TAIX	Opposed. Not consistent with the Master Plan, would
							impact area; traffic collisions at Davis Corner Road/Prospect
	Х		9/8/05	D047	AG	RR	Road exist and would get worse.
-	^		710103	DUTI	AU	IXIX	Opposed. Not consistent with the Master Plan, would
							impact area; traffic collisions at Davis Corner Road/Prospect
	Х		9/8/05	D047	AG	RR	Road exist and would get worse.
	Λ		710103	DOTI	7.0	IXIX	Opposed. Spot zoning, area is totally agricultural, road is
	Х		9/8/05	D047	AG	RR	narrow and windy.
	^		710100	5017	710	IXIX	indirew and windy.
							Opposed. Would place residential zoning in the middle of
							farmland; 200+ acres are preserved and there are several
							operating farms in the area; a housing development would
х			8/12/05	D048	AG	RR	directly conflict with the agricultural activities that occur daily.
						,	Opposed. Own/operate adjacent farm; it is a Maryland
							Centennial Farm with 70 acres preserved; adjacent
							neighbors have preserved 130+ acres and other farms
							operate in the area; high density housing development
							would be in direct conflict with the farming activities that
х			8/12/05	D048	AG	RR	occur daily.
						,	
							Opposed. RR is incompatible with all surrounding properties;
							two adjacent farms have already entered Harford County's
							Farmland Preservation Program; conversion to RR would
							risk viability of surrounding farms as our right to farm is
							constrained if high density housing is introduced; this could
							begin a domino effect of erasing farmland in one of Harford
	Х		8/31/05	D048	AG	RR	County's last remaining rural areas.
							Opposed. Not in compliance with Master Plan; traffic;
	Х		9/8/05	D048	AG	RR	schools; impact on wells and schools.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
							which needs to be utilized; roads cannot handle traffic; keep
		Χ	9/8/05	D048	AG	RR	to Master Plan.
							Opposed. Concerned about increase in traffic; Ady Road
							increasingly supports traffic from PA ands northern Harford
	Χ		9/8/05	D048	AG	RR	County; new developments already being built.
							Opposed. Parcel is a remainder as development rights
	Χ		9/8/05	D048	AG	RR	have already been used.
							Opposed to high density outside Development Envelope;
							negative impact on agriculture; infrastructure cannot handle
	Х		9/9/05	D048	AG	RR	sprawl.
							For construction of 11 high class homes on 2.5+ acre lots;
							all perk; developed by family with hopes for a small
	Х		9/9/05	D048	AG	RR	community and better use of land.
							Protect heritage of community; against changing AG zoning;
							no business zoning in Whiteford should be considered; well
		Х	9/8/05	D051	VR	VB	contamination issues.
							Protect heritage of community; against changing AG zoning;
							no business zoning in Whiteford should be considered; well
		Х	9/8/05	D052	GI	CI	contamination issues.
							Opposed. Request will affect integrity and aesthetic value of
	Х		9/8/05	D052	GI	CI	rural intersection and surrounding village of Whiteford.
							Traffic, schools and infrastructure concerns; keep open
							space in this area; not in Development Envelope and not
		Х	9/8/05	D053	AG	RR	within designated RR area.
							Opposed. Traffic congestion; water supply of individual
							wells; fire protection; increased taxes to pay for the
	Χ		9/8/05	D053	AG	RR	development; existing developments suffer.
							Water table concerns; need for development of rainfall
		Χ	9/8/05	D053	AG	RR	reclamation plan.
							Opposed. Water supply of existing wells, traffic congestion
							and safety; schools over capacity; increased taxes; fire
	Х		9/8/05	D053	AG	RR	protection.
							Supports request. No longer has farming value due to
							development; location and size of property not conducive to
							farming because farm vehicles conflict with traffic congestion
		Х	9/8/05	D053	AG	RR	on roads.
							Infrastructure concerns, wells and septic, schools;
		Х	9/8/05	D053	AG	RR	inconsistent with Master Plan.
							Opposed. Lack of schools and emergency response units;
	Х		9/9/05	D053	AG	RR	accessibility to roads.
				_			Opposed. Lack of schools and emergency response units;
	Х		9/9/05	D053	AG	RR	accessibility to roads.
							Opposed. Lack of schools and accessibility to roads in area.
	Х		9/9/05	D053	AG	RR	Lack of emergency personnel for area.
							Opposed. Lack of schools and accessibility to roads in area.
	Х		9/9/05	D053	AG	RR	Lack of emergency personnel for area.
							Opposed. Lack of schools and emergency response units;
	Х		9/9/05	D053	AG	RR	accessibility to roads.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Lack of schools and accessibility to roads in area.
	Х		9/9/05	D053	AG	RR	Lack of emergency personnel for area.
							Opposed. Lack of schools and accessibility to roads in area.
	Х		9/9/05	D053	AG	RR	Lack of emergency personnel for area.
							Opposed. Lack of accessibility of roads and lack of
	Х		9/9/05	D053	AG	RR	emergency response units and schools.
							Opposed. Lack of accessibility of roads and lack of
	Х		9/9/05	D053	AG	RR	emergency response units and schools.
							Opposed. Lack of accessibility of roads and lack of
	Х		9/9/05	D053	AG	RR	emergency response units and schools.
							Opposed. Lack of accessibility of roads and lack of
							emergency response units and schools; a lot of
	Х		9/9/05	D053	AG	RR	undeveloped RR already exists.
		Х	8/31/05	D054	AG	В3	Spot zoning; inconsistent with Master Plan.
							Opposed. Inconsistent with Master Plan, Zoning Code
	Х		9/8/05	D054	AG	В3	update uncertainty.
Х			9/9/05	D054	AG	B3	Supports request.
Х			9/9/05	D054	AG	B3	Supports request.
Х			9/9/05	D054	AG	B3	Supports request.
Х			9/9/05	D054	AG	В3	Supports request.
	Х		9/9/05	D054	AG	B3	Supports request.
Х			9/12/05	D054	AG	В3	Supports request.
							Opposed. Traffic concerns, environmental issues,
Х				D054	AG	B3	stormwater runoff.
Х			9/9/05	D054	AG	В3	Supports request.
			0.10.10.5	D.0.F./	4.0	55	Against losing agricultural land and increasing development
	Х		9/8/05	D056	AG	RR	in this area.
-		Х	8/31/05	D057	B2	B3	Spot zoning; inconsistent with Master Plan.
			0/0/05	D057	DO	DO	Opposed. Impact on traffic, noise, and water; area is rural
-	Х		9/8/05	D057	B2	B3	and should remain. Concerned about traffic, threats to watershed; well
			9/8/05	D058	Gl	VB	problems; school overcrowding; deny requests in Pylesville
		Х	9/8/05	מכטע	GI	VB	along MD136 and 165; keep AG. Opposed. Already have water problems, lived here all my
	х		9/8/05	D058	GI	VB	life and like it the way it is.
	۸		710103	D030	Oi	VD	Opposed. Whiteford is know for the quarries and many
							deaths have occurred in this area; preserve the open
	х		9/8/05	D059	CI/GI/AG	VB	spaces of Harford County.
			., 5, 50	2007	5., 5.,710	•••	Opposed. Already have water problems, lived here all my
	х		9/8/05	D059	CI/GI/AG	VB	life and like it the way it is.
	**						Opposed. Already have water problems, lived here all my
	Х		9/8/05	D059-1	CI/GI/AG	AG	life and like it the way it is.
							Opposed. Owner plans to build homes, but site was historic
							slate mill; County should take a portion of parcel for
	Х		9/8/05	D059-1	CI/GI/AG	AG	parkland, let owner build on rest.
							Opposed. Concerned about sewage; wells; drainage;
							schools; fire department; traffic control; does not want any
							further development along the Rt. 22 corridor; traffic and
	Х		8/31/05	D060	AG	B2	speed increase.
							Inconsistent with Master Plan; do not need additional
		Х	8/31/05	D060	AG	B2	businesses.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Cranberry Run located behind property; business will be 100
							feet from home; watershed will be threatened; traffic impacts
		Х	8/31/05	D060	AG	B2	on MD 22; sufficient commercial exists - revitalize.
							Opposed. Requests are not part of Master Plan; already a
							surplus of commercial development; roadways are
							inadequate for light industry; do not have water/sewer and
	Х		8/31/05	D060	AG	B2	land will not support increased demands on this.
							Opposed. Is residential area; enough open space between
							Carsins Run and Bel Air to add businesses to; at least four
							strip malls struggling to make it; don't need anymore
			010105	50/0		D.O.	businesses in the area; decreased property values and
	Х		9/2/05	D060	AG	B2	traffic concerns.
							Additional commercial or business uses will congest already
							Additional commercial or business uses will congest already
							busy roadway beyond capacity; addition of Ripken Stadium
							makes traffic unbearable; intersections are dangerous and
			0/4/05	D0/0	A.C.	DO	there are many accidents; it would create a noisy and
	Х		9/4/05	D060	AG	B2	congested environment for my housing development.
							Opposed. Will increase traffic, noise, and litter; loss of
							woodland and wildlife; roads are inadequate to handle
							additional traffic created by new businesses or light industry;
							lack of water and sewage disposal make the area unable to
							accommodate development; property values and quality of
							life would decrease; outside the Master Plan which set aside
							enough land for commercial development; three strip malls
							below full occupancy and a fourth being built, more
	Х		9/4/05	D060	AG	B2	commercial is not needed.
							Opposed. No need for more commercial; County needs to
							stay country; could lower property values and socio-
			0/4/05	D0/0	4.0	DO	economic status; unwanted businesses such as strip clubs
	Х		9/4/05	D060	AG	B2	or night clubs could open. Opposed. Will effect quality of life in Churchville/Carsin's
							Run area; increased traffic will overstress infrastructure;
	v		0/5/05	D060	۸۲	DΩ	
<u> </u>	Х		9/5/05	חסטח	AG	B2	already a surplus of business in the area. Opposed. Will increase traffic; no need to extend water and
							sewer from Aberdeen; no need for any type of business in
							immediate area; should be a halt to all building in the whole
	х		9/5/05	D060	AG	B2	County.
 	X		9/5/05	D060	AG	B2	Opposed. Development already affects traffic and wildlife.
	^		710100	5000	7.0	52	Opposed. Roads are inadequate to handle additional traffic;
							lack of water and sewer lines make our area unable to
							accommodate the increased demands; decrease in property
							values and/or quality; increase in traffic, noise, litter, and
							loss of wildlife; changes involve land outside the Master
	Х		9/5/05	D060	AG	B2	Plan.
	~		., 5, 50	2000		<u> </u>	Opposed. More business and industry will bring more traffic
							and noise; vacant spaces nearby so no more buildings
							need to be built for business; do not want to pay higher
							taxes for water, sewerage, and road improvements to
							accommodate what will be necessary if these zoning
	Х		9/5/05	D060	AG	B2	request changes are approved.
<u> </u>	1						I I I I I I I I I I I I I I I I I I I

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Traffic concerns; unable to accommodate water
							and sewage disposal of new businesses; would increase
	Х		9/6/05	D060	AG	B2	noise, litter, and loss of wildlife.
							Opposed. There are plenty of places zoned for businesses;
							leave the residential/agricultural areas as intended; don't
							want property values going down along with quality of life;
							don't want increased traffic, noise, congestion, loss of
Х			9/6/05	D060	AG	B2	woodland and wildlife.
							Opposed. Increase traffic; water and sewer will not be able
	Х		9/6/05	D060	AG	B2	to keep up with the demands.
	Х		9/6/05	D060	AG	B2	Opposed. Keep neighborhood residential.
							Opposed to rezoning any agricultural land to business or
	Х		9/6/05	D060	AG	B2	light industry.
	Х		9/6/05	D060	AG	B2	Opposed. Traffic concerns, put a strain on water supply.
							Traffic is a major concern; no shoulders on road; keep
							residential; less trees and more parking lots - no room for
		Х	9/7/05	D060	AG	B2	wildlife.
	Х		9/7/05	D060	AG	B2	Opposed. Traffic concerns, no new business.
							Opposed to this or any future attempts to changing the
	Х		9/7/05	D060	AG	B2	zoning in this area.
							Opposed. Traffic concerns; loss of wildlife and woodlands;
	Х		9/7/05	D060	AG	B2	safety.
							Opposed. Requested zoning changes involve land outside
							the Development Envelope, there is plenty of vacant
			0/7/05	50/0	4.0	D.O.	commercial nearby, no need for more commercially zoned
	Х		9/7/05	D060	AG	B2	land.
							Outside designed area of the Master Plan; lack of water and
							sewer lines; several strip malls exist which have been
	.,		0/7/05	D0/0	۸۰	D2	struggling for years to achieve full occupancy; no need for
	Х		9/7/05	D060	AG	B2	more commercial land in our area.
							Business and industrial zonings are placed in inappropriate
							areas; enough existing businesses, cell towers, truck traffic,
	v		9/7/05	D060	AG	B2	and air and ground pollution; inconsistent with Master Plan.
<u> </u>	Х		711103	טטטט	70	DZ	Negative impact on residential community; inconsistent with
		х	9/7/05	D060	AG	B2	Master Plan; spot zoning.
		^	7,7700	2000	7.0	52	master i lari, opor zoningi
	Х		9/7/05	D060	AG	B2	Opposed.
							Opposed. Traffic concerns; already have enough
	Х		9/8/05	D060	AG	B2	businesses in area.
							Opposed. Change of the residential character, traffic
	Х		9/8/05	D060	AG	B2	congestion, inconsistent with the Master Plan.
							Opposed. Sporadic spot zoning will cause a domino effect of
	Х		9/8/05	D060	AG	B2	future zoning requests; need to maintain rural character.
							Opposed. Keep rural character; traffic concerns; plenty of
	Х		9/8/05	D060	AG	B2	commercial land available in Aberdeen and on Rt. 40.
	Х		9/8/05	D060	AG	B2	Opposed. Inadequate roads; sewage and water concerns.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Rezoning request would create an eyesore;
							would create a precedent for more commercialization;
							inadequate roads and infrastructure; enough existing
							commercial development; decreased property values, noise,
	Х		9/8/05	D060	AG	B2	litter, congestion, loss of woodland.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	D060	AG	B2	already exist; traffic congestion already exists.
							Opposed. Concerned about sewage; wells; drainage;
							schools; fire department; traffic control; does not want any
							further development along the Rt. 22 corridor; traffic and
	Х		8/31/05	D061	AG	B2	speed increase.
							Inconsistent with Master Plan; do not need additional
		Χ	8/31/05	D061	AG	B2	businesses.
							Cranberry Run located behind property; business will be 100
			a .(c.:)				feet from home; watershed will be threatened; traffic impacts
		Х	8/31/05	D061	AG	B2	on MD 22; sufficient commercial exists - revitalize.
							Opposed. Requests are not part of Master Plan; already a
							surplus of commercial development; roadways are
							inadequate for light industry; do not have water/sewer and
	Х		8/31/05	D061	AG	B2	land will not support increased demands on this.
							Spot zoning; outside the Development Envelope; change in
		Х	8/31/05	D061	AG	B2	character is inevitable. Opposed. Residential area; enough open space between
							Carsins Run and Bel Air to add businesses to; at least four
							·
							strip malls struggling to make it; don't need anymore
	.,		9/2/05	D061	۸.	B2	businesses in the area; decreased property values and traffic concerns.
-	Х		912105	וויסטע	AG	DZ	tranic concerns.
							Additional commercial or business uses will congest already
							busy roadway beyond capacity; addition of Ripken Stadium
							makes traffic unbearable; intersections are dangerous and
							there are many accidents; it would create a noisy and
	х		9/4/05	D061	Ag	B2	congested environment for my housing development.
			7, 1100	5001	, 19	52	Opposed. Will increase traffic, noise, and litter; loss of
							woodland and wildlife; roads are inadequate to handle
							additional traffic created by new businesses or light industry;
							lack of water and sewage disposal make the area unable to
							accommodate development; property values and quality of
							life would decrease; outside the Master Plan which set aside
							enough land for commercial development; three strip malls
							•
	,,		9/4/05	D061	AG	B2	below full occupancy and a fourth being built, more commercial is not needed.
-	Х		714100	ו טטע	AG	DΖ	
							Opposed. No need for more commercial; County needs to
							stay country; could lower property values and socio-
			OLAJOE	D0/4	4.0		economic status; unwanted businesses such as strip clubs
	Х		9/4/05	D061	AG	B2	or night clubs could open. Opposed. Will effect quality of life in Churchville/Carsin's
							Run area; increased traffic will overstress infrastructure;
	,,		O/E/OF	D0/1	۸.۰	D2	
	Х		9/5/05	D061	AG	B2	already a surplus of business in the area.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Will increase traffic; no need to extend water and
							sewer from Aberdeen; no need for any type of business in
							immediate area; should be a halt to all building in the whole
	Х		9/5/05	D061	AG	B2	County.
	Х		9/5/05	D061	AG	B2	Opposed. Development already affects traffic and wildlife.
							Opposed. Roads are inadequate to handle additional traffic;
							lack of water and sewer lines make our area unable to
							accommodate the increased demands; decrease in property
							values and/or quality; increase in traffic, noise, litter, and
							loss of wildlife/wildlife; changes involve land outside the
	Х		9/5/05	D061	AG	B2	Master Plan.
			710100	200.	7.0		Opposed. More business and industry will bring more traffic
							and noise; vacant spaces nearby so no more buildings
							need to be built for business; do not want to pay higher
							taxes for water, sewerage, and road improvements to
							accommodate what will be necessary if these zoning
	Х		9/5/05	D061	AG	B2	request changes are approved.
	Х		9/6/05	D061	AG	B2	Opposed. Traffic concerns.
							Opposed. Traffic concerns; unable to accommodate water
							and sewage disposal of new businesses; would increase
	Х		9/6/05	D061	AG	B2	noise, litter, and loss of wildlife.
							Opposed. There are plenty of places zoned for businesses;
							leave the residential/agricultural areas as intended; don't
							want property values going down along with quality of life;
							don't want increased traffic, noise, congestion, loss of
х			9/6/05	D061	AG	B2	woodland and wildlife.
							Opposed. Increase traffic; water and sewer will not be able
	Х		9/6/05	D061	AG	B2	to keep up with the demands.
	Х		9/6/05	D061	AG	B2	Opposed. Keep neighborhood residential.
							Opposed to rezoning any agricultural land to business or
	Х		9/6/05	D061	AG	B2	light industry.
	Х		9/6/05	D061	AG	B2	Opposed. Traffic concerns, put a strain on water supply.
							Traffic is a major concern; no shoulders on road; keep
							residential; less trees and more parking lots - no room for
		Х	9/7/05	D061	AG	B2	wildlife.
	Х		9/7/05	D061	AG	B2	Opposed. Traffic concerns, no new business.
							Opposed to this or any future attempts to changing the
	Х		9/7/05	D061	AG	B2	zoning in this area.
							Opposed. Traffic concerns; loss of wildlife and woodlands;
	Х		9/7/05	D061	AG	B2	safety.
							Opposed. Requested zoning changes involve land outside
							the Development Envelope, there is plenty of vacant
							commercial nearby, no need for more commercially zoned
	Х		9/7/05	D061	AG	B2	land.
							Outside designed area of the Master Plan; lack of water and
							sewer lines; several strip malls exist which have been
							struggling for years to achieve full occupancy; no need for
	Х		9/7/05	D061	AG	B2	more commercial land in our area.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
							Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic,
	Х		9/7/05	D061	AG	B2	and air and ground pollution; inconsistent with Master Plan.
		Х	9/7/05	D061	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
	v		9/7/05	D061	AG	B2	Opposed.
	X		9/8/05	D061	AG	B2	Opposed. Opposed. Traffic concerns; already have enough businesses in area.
	^		710103	D001	AU	DZ	Opposed. Change of the residential character; traffic
	Х		9/8/05	D061	AG	B2	congestion; inconsistent with the Master Plan.
	Х		9/8/05	D061	AG	B2	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	Х		9/8/05	D061	AG	B2	Opposed. Keep rural character; traffic concerns; plenty of commercial land available in Aberdeen and on Rt. 40.
	Х		9/8/05	D061	AG	B2	Opposed. Inadequate roads; sewage and water concerns.
	х		9/8/05	D061	AG	B2	Opposed. Rezoning request would create an eyesore; would create a precedent for more commercialization; inadequate roads and infrastructure; enough existing commercial development; decreased property values; noise; litter; congestion; loss of woodland.
	Х		9/9/05	D061	AG	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	Х		9/9/05	D061	AG	B2	Opposed. Traffic ingress/egress on Rt. 22; spot zoning.
	х		8/31/05	D062	AG	В2	Opposed. Concerned about sewage; wells; drainage; schools; fire department; traffic control; does not want any further development along the Rt. 22 corridor; traffic and speed increase.
		Х	8/31/05	D062	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
		Х	8/31/05	D062	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
		Х	8/31/05	D062	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
	Х		9/2/05	D062	AG	B2	Opposed. Residential area; enough open space between Carsins Run and Bel Air to add businesses to; at least four strip malls struggling to make it; don't need anymore businesses in the area; decreased property values and traffic concerns.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Additional comments to the state of the stat
							Additional commercial or business uses will congest already
							busy roadway beyond capacity; addition of Ripken Stadium
							makes traffic unbearable; intersections are dangerous and
							there are many accidents; it would create a noisy and
	Х		9/4/05	D062	AG	B2	congested environment for my housing development.
							Opposed. Will increase traffic, noise, and litter; loss of
							woodland and wildlife; roads are inadequate to handle
							additional traffic created by new businesses or light industry;
							lack of water and sewage disposal make the area unable to
							accommodate development; property values and quality of
							life would decrease; outside the Master Plan which set aside
							enough land for commercial development; three strip malls
							below full occupancy and a fourth being built, more
	Х		9/4/05	D062	AG	B2	commercial is not needed.
							Opposed. No need for more commercial; County needs to
							stay country; could lower property values and socio-
							economic status; unwanted businesses such as strip clubs
	Х		9/4/05	D062	AG	B2	or night clubs could open.
							Opposed. Will effect quality of life in Churchville/Carsin's
							Run area; increased traffic will overstress infrastructure;
	Х		9/5/05	D062	AG	B2	already a surplus of business in the area.
							Opposed. Will increase traffic; no need to extend water and
							sewer from Aberdeen; no need for any type of business in
							immediate area; should be a halt to all building in the whole
	Х		9/5/05	D062	AG	B2	County.
	Х		9/5/05	D062	AG	B2	Opposed. Development already affects traffic and wildlife.
							Opposed. Roads are inadequate to handle additional traffic;
							lack of water and sewer lines make our area unable to
							accommodate the increased demands; decrease in property
							values and/or quality; increase in traffic, noise, litter, and
							loss of wildlife/wildlife; changes involve land outside the
	Х		9/5/05	D062	AG	B2	Master Plan.
							Opposed. More business and industry will bring more traffic
							and noise; vacant spaces nearby so no more buildings
							need to be built for business; do not want to pay higher
							taxes for water, sewerage, and road improvements to
	,,		O/E/OE	D043	۸۲	רם	accommodate what will be necessary if these zoning
-	Х		9/5/05	D062	AG	B2	request changes are approved. Opposed. Traffic concerns; unable to accommodate water
							and sewage disposal of new businesses; would increase
	Х		9/6/05	D062	AG	B2	noise, litter, and loss of wildlife.
	۸		7/0/03	DUUZ	AU	DΖ	Opposed. There are plenty of places zoned for businesses;
							leave the residential/agricultural areas as intended; don't
							want property values going down along with quality of life;
							don't want increased traffic, noise, congestion, loss of
Х			9/6/05	D062	AG	B2	woodland and wildlife.
			710103	DUUZ	AU	DZ	Oppose. Increase traffic, water and sewer will not be able to
	х		9/6/05	D062	AG	B2	keep up with the demands.
	X		9/6/05	D062	AG	B2	Opposed. Keep neighborhood residential.
	۸		710103	DUUZ	ΛU	DZ	Opposod, receptionistion residential.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed to rezoning any agricultural land to business or
	Х		9/6/05	D062	AG	B2	light industry.
	Х		9/6/05	D062	AG	B2	Opposed. Traffic concerns, put a strain on water supply.
							Traffic is a major concern; no shoulders on road; keep
			0/7/05	D0/2	4.0	DO	residential; less trees and more parking lots - no room for
	.,	Х	9/7/05	D062	AG	B2	Wildlife.
	Х		9/7/05	D062	AG	B2	Opposed. Traffic concerns, no new business. Opposed to this or any future attempts to changing the
	х		9/7/05	D062	AG	B2	zoning in this area.
	Λ		711103	DOOZ	710	DZ	Opposed. Traffic concerns; loss of wildlife and woodlands;
	Х		9/7/05	D062	AG	B2	safety.
			.,,,,,,				Opposed. Requested zoning changes involve land outside
							the Development Envelope, there is plenty of vacant
							commercial nearby, no need for more commercially zoned
	Х		9/7/05	D062	AG	B2	land.
							Outside designed area of the Master Plan; lack of water and
							sewer lines; several strip malls exist which have been
							struggling for years to achieve full occupancy; no need for
	Х		9/7/05	D062	AG	B2	more commercial land in our area.
							Dusings and industrial zonings are placed in incorporate
							Business and industrial zonings are placed in inappropriate
	v		9/7/05	D062	AG	B2	areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.
	Х		9/1/03	D002	AG	DZ	Negative impact on residential community; inconsistent with
		х	9/7/05	D062	AG	B2	Master Plan; spot zoning.
		Λ	711100	DOOL	7.0	DZ.	ividator i idir, apot zarinig.
	Х		9/7/05	D062	AG	B2	Opposed.
							Opposed. Traffic concerns; already have enough
	Х		9/8/05	D062	AG	B2	businesses in area.
							Opposed. Change of the residential character, traffic
	Х		9/8/05	D062	AG	B2	congestion, inconsistent with the Master Plan.
			0.10.10.5	D0/0	4.0	D.C.	Opposed. Sporadic spot zoning will cause a domino effect of
	Х		9/8/05	D062	AG	B2	future zoning requests, need to maintain rural character.
	v		9/8/05	D062	AG	B2	Opposed. Keep rural character; traffic concerns; plenty of commercial land available in Aberdeen and on Rt. 40.
	Х		7/0/03	DUUZ	AU	DΖ	Commercial fand available in Aberdeen and on Rt. 40.
	х		9/8/05	D062	AG	B2	Opposed. Inadequate roads; sewage and water concerns.
				2002	7.0	52	Opposed. Rezoning request would create an eyesore;
							would create a precedent for more commercialization;
							inadequate roads and infrastructure; enough existing
							commercial development; decreased property values, noise,
	Х		9/8/05	D062	AG	B2	litter, congestion, loss of woodland.
	Х		9/9/05	D062	AG	B2	Opposed. Traffic ingress/egress on Rt. 22; spot zoning.
							Environmental concerns call and walls sententiated by
							Environmental concerns, soil and wells contaminated in
		v	9/8/05	D063			area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn.</i>
		Х	710103	טטטט			Opposed. Traffic ingress/egress on Rt. 22; spot zoning.
	х		9/9/05	D063			This issue was withdrawn.
	٨		11 1100	D000		<u> </u>	THIS 19940 Was Witharawii.

	Туре						
		Speaker at					
Latter	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Curamon, of Commonts
Letter	FOIIII	Meeting	Date	Number	Zuriirig	Zoning	Summary of Comments
							Environmental concerns, soil and wells contaminated in
							area; insufficient electrical power; inconsistent with Master
		Х	9/8/05	D064			Plan; keep village atmosphere. This issue was withdrawn.
							Destruction of comments and the control of the cont
							Protect heritage of community; against changing AG zoning;
		χ	9/8/05	D064			no business zoning in Whiteford should be considered; well contamination issues. <i>This issue was withdrawn.</i>
		^	710103	D004			Concerned about traffic, threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		Х	9/8/05	D064-1	GI/B2	B3	along MD136 and 165; keep AG.
							Against losing agricultural land and increasing development
	Х		9/8/05	D064-1	GI/B2	B3	in this area.
	Х		9/8/05	D064-1	GI/B2	B3	Opposed.
	^		7,0100	D007-1	JIIDZ	55	Opposed. Impact on traffic, noise, and water; area is rural
	Х		9/8/05	D064-1	GI/B2	В3	and should remain.
							Opposed. Outside Development Envelope; violates Master
							Plan; area could not handle impact of these additional
			0/0/05	D0/0	\/D	\ /D	homes on traffic, wells, schools, and aesthetic value of
	Х		9/8/05	D068	VR	VB	McMansions. Protect heritage of community; against changing AG zoning;
							no business zoning in Whiteford should be considered; well
		х	9/8/05	D069	AG	RR	contamination issues
							Johnson Mill Road is a narrow, winding, dangerous country
							Road; houses are currently being built and traffic will
							become more dangerous; layout of the land and road itself
	Х		9/9/05	D069	AG	RR	will not support more houses in this location. Concerned about traffic, threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		х	9/8/05	D070	CI/VB	CI	along MD136 and 165; keep AG.
			770700	20.0	0.,12	<u> </u>	Concerned about traffic, threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		Х	9/8/05	D072	GI/VB	B3	along MD136 and 165; keep AG.
			0/0/05	D070	CIAID	D2	Against losing agricultural land and increasing development
	Х		9/8/05	D072	GI/VB	B3	in this area. Opposed. Increased development and business takes away
	Х		9/8/05	D072	GI/VB	В3	from country life for people and animals.
	Α		7,0,00	DUIL	0,, 10	50	Concerned about traffic, threats to watershed; well
							problems; school overcrowding; deny requests in Pylesville
		Х	9/8/05	D072-1	VB/GI	B3	along MD136 and 165; keep AG.
			0/0/05	D070 4	VID (O)	D0	Against losing agricultural land and increasing development
	Х		9/8/05	D072-1	VB/GI	B3	in this area. Opposed. Increased development and business takes away
	Х		9/8/05	D072-1	VB/GI	В3	from country life for people and animals.
	^		7,0100	2012 1	, D, OI	55	Property is outside the Building Envelope; no public water or
							sewage; traffic study revealed a "D" rating and the traffic in
							Forest Hill has only gotten more congested; adjacent
							property behind is designated "RR", backing up to an
			0/5/05	D074	DD	Do	established neighborhood; review Zoning Appeal Case No.
	Х		9/5/05	D074	RR	B3	5106.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed to showers in Dublin area in rural village, imposts
							Opposed to changes in Dublin area in rural village; impacts
		v	9/8/05	D075	AG/GI	GI	on waterway; businesses cause air and water pollution; support establishment of industrial uses in business parks.
		Х	9/0/03	D073	AG/GI	GI	Pollution concerns; decrease in property values;
							manufacturing should remain in enterprise zones and
	Х		9/8/05	D075	AG/GI	GI	industrial parks.
			770700	20.0	71070.	<u> </u>	Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
		Х	9/8/05	D075	AG/GI	GI	which needs to be utilized.
							Property has been used as sawmill/lumber manufacturing
							for over 55 years. Heavy equipment and trucks operate.
	Х		9/9/05	D075	AG/GI	GI	Request is made to correct the split zoning.
							Opposed. Outside Development Envelope; violates Master
							Plan; area could not handle impact of these additional
			0/0/05	D071			homes on traffic, wells, schools, and aesthetic value of
	Х		9/8/05	D076			McMansions. <i>This issue was withdrawn.</i> Opposed. Poplar Grove is happy being a small community,
							development would not enhance this community; Route 136
	Х		9/8/05	D077	B1/AG/B3	В3	is already heavily traveled.
	Χ		9/0/03	DUTT	D I/AG/D3	DЭ	is alleady fleavily flaveled.
	х		9/8/05	D077	B1/AG/B3	В3	Opposed. Loss of AG lands to development.
			710100	5011	BINTONDO	20	Opposed. Traffic concerns; sufficient vacant commercial -
		Х	9/8/05	D077	B1/AG/B3	В3	should concentrate on revitalizing existing commercial.
							Protect heritage of community; against changing AG zoning;
							no business zoning in Whiteford should be considered; well
		Х	9/8/05	D077	B1/AG/B3	В3	contamination issues.
							Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
			0/0/05	D077	D1/AC/D2	Da	which needs to be utilized; would detract from village
		Х	9/8/05	D077	B1/AG/B3	B3	character. Protect heritage of community; against changing AG zoning;
							no business zoning in Whiteford should be considered; well
		х	9/8/05	D078	GI/VR	VR	contamination issues.
		Λ	710100	5010	JII VIN	VIX	Opposed. Impact on traffic, noise, and water; area is rural
	Х		9/8/05	D078	GI/VR	VR	and should remain.
							Increased number of houses and school impacts;
							environmental concerns; wells; high density is inappropriate
		Х	9/8/05	D078	GI/VR	VR	for Whiteford - stay with Master Plan.
							Opposed. Traffic and schools are crowded, kids play in the
	Х		9/8/05	D078	GI/VR	VR	street now, 60 houses would make it worse.
							Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village
		х	9/8/05	D080	AG	B2	character.
		Λ	710103	טטטע	٨٥	DΖ	Opposed. No public utilities in this area and none planned;
							existing CI nearby, but surrounding area is rural agricultural
							and residential; upgrading zoning on this property would not
	Х		8/21/05	D090	AG	CI	match the Master Plan.
	Х		9/8/05	D090	AG	CI	Opposed.

	Туре						
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	Х		9/8/05	D090	AG	CI	Opposed. Loss of AG lands to development.
		Х	9/8/05	D090	AG	CI	Traffic concerns; well and septic impacts and runoff.
		Х	9/8/05	D090	AG	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		Х	9/8/05	D091	B2/GI/LI	В3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		Х	9/8/05	D091-1	B2/GI/LI	В3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues. Protect heritage of community; against changing AG zoning;
		Х	9/8/05	D091-2	B2/GI/LI	В3	no business zoning in Whiteford should be considered; well contamination issues.
	Х		9/8/05	D092	B3/LI	В3	Opposed.
	Х		9/8/05	D092	B3/LI	В3	Opposed. Loss of AG lands to development. Environmental concerns, soil and wells contaminated in
		х	9/8/05	D092	B3/LI	В3	area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. Unnecessary extension of business zoning adding to traffic
	Х		9/9/05	D093	AG	В3	congestion and signs in a rural community.
	Х		9/8/05	D098	AG	В3	Opposed. Loss of AG lands to development. Community Plan calls for AG zoning in the area; opposed to
		х	9/8/05	D098	AG	В3	commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
	Х		9/8/05	D099	AG	B2	Opposed. Loss of AG lands to development.
		Х	9/8/05	D099	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
		X	710103	5077	7.0	DZ.	Opposed. Concerned about sewage; wells; drainage; schools; fire department; traffic control; does not want any further development along the Rt. 22 corridor; traffic and
	Х		8/31/05	D100	AG	В3	speed increase. Spot zoning; outside the Development Envelope; change in
		Х	8/31/05	D100	AG	В3	character is inevitable. Opposed. Is residential area; is enough open space
	X		9/2/05	D100	AG	В3	between Carsins Run and Bel Air to add businesses to; are at least four strip malls struggling to make it; don't need anymore businesses in the area; decrease property values and traffic concerns.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Will increase traffic, noise, and litter; loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; outside the Master Plan which set aside enough land for commercial development; three strip malls
	Х		9/4/05	D100	AG	В3	below full occupancy and a fourth being built, more commercial is not needed.
							Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs
	Х		9/4/05	D100	AG	В3	or night clubs could open.
	Х		9/5/05	D100	AG	B3	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area. Opposed. Will increase traffic; no need to extend water and
	X		9/5/05	D100	AG	B3	sewer from Aberdeen; no need for any type of business in immediate area; should be a halt to all building in the whole County.
	Х		9/5/05	D100	AG	B3	Opposed. Development already affects traffic and wildlife. Opposed. Roads are inadequate to handle additional traffic; lack of water and sewer lines make area unable to accommodate the increased demands; decrease in property values and/or quality; increase in traffic, noise, litter, and loss of wildlife; changes involve land outside the Master
	Х		9/5/05	D100	AG	B3	Plan. Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings need to be built for business; do not want to pay higher taxes for water, sewerage, and road improvements to accommodate what will be necessary if these zoning
	Х		9/5/05	D100	AG	В3	request changes are approved.
	Х		9/6/05	D100	AG	В3	Opposed. Traffic concerns.
	Х		9/6/05	D100	AG	B3	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would increase noise, litter, and loss of wildlife. Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't
Х			9/6/05	D100	AG	В3	want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	,,		0/4/05	D100	۸۵	D2	Opposed to rezoning any agricultural land to business or
	X		9/6/05	D100	AG	B3	light industry.
	X	Х	9/6/05	D100 D100	AG AG	B3 B3	Opposed. Traffic concerns, put a strain on water supply. Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	Х	^	9/7/05	D100	AG	B3	Opposed. Traffic concerns, no new business.
	^		717100	D 100	, 10	50	opposour framo concerno, no new business.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed to this or any future attempts to changing the
							zoning in this area; business should move into empty
							spaces such as the Heat Center; new development would
	Х		9/7/05	D100	AG	B3	harm the streams that flow into Swan Creek.
							Opposed. Traffic concerns; loss of wildlife and woodlands;
	Х		9/7/05	D100	AG	В3	safety.
							Not consistent with Master Plan; more than enough
							commercial zoning available; lack of water and sewer; plenty
	Х		9/7/05	D100	AG	В3	of vacant commercial property.
			0/7/05	D400	• •	D.O.	Opposed. Traffic concerns; no need for additional
	Х		9/7/05	D100	AG	B3	commercial; loss of wildlife; increase in noise and litter.
							Duciness and industrial zonings are placed in inapprepriate
							Business and industrial zonings are placed in inappropriate
	.,		0/7/05	D100	A.C.	Do	areas; enough existing businesses, cell towers, truck traffic,
	Х		9/7/05	D100	AG	B3	and air and ground pollution; inconsistent with Master Plan. Negative impact on residential community; inconsistent with
		v	9/7/05	D100	AG	В3	Master Plan; spot zoning.
		Х	911103	D100	AG	DO	Master Flatt, spot zoriing.
	х		9/7/05	D100	AG	В3	Opposed.
	^		711103	D100	AU	D3	Opposed. Traffic concerns; already have enough
	Х		9/8/05	D100	AG	В3	businesses in area.
			770700	2.00	7.10		Opposed. Change of residential character, increased traffic,
	Х		9/8/05	D100	AG	В3	congestion at intersections.
							Onnegad Charadia anat zaning will asusa a damina affact of
			0/0/05	D100	A C	Da	Opposed. Sporadic spot zoning will cause a domino effect of
	Х		9/8/05	D100	AG	B3	future zoning requests; need to maintain rural character.
	Х		9/8/05	D100	AG	В3	Opposed. Inadequate roads; sewage and water concerns.
							Opposed. Inadequate roads; sewage and water concerns. Opposed. Would set precedents for more
							commercialization; enough existing commercial
							development and future development plans; inadequate
							roads and infrastructure; Master Plan sets aside enough
							land for commercial development; decreasing property
	Х		9/8/05	D100	AG	B3	values, noise, litter, congestion, loss of woodland.
							Citalista the Mantan Diagram of consultance (1, 1, 19, 1)
							Stick to the Master Plan and smart growth initiatives; vacant
	,,		0/0/05	D100	۸.	D2	existing shopping centers and abandoned gasoline stations
-	Х		9/9/05	D100	AG	B3	already exist; traffic congestion already exists. Opposed. Area will not handle an increase in homes and
							traffic of this size; not enough roads, schools or rescue
	х		8/30/05	D101	AG	RR	equipment.
	^		5,50,05	D 101	7.0	1313	oqwipinorii.
							School capacity issues; northern Harford County consist of
							all two lane roads; heavy traffic on Rt. 23 by-pass in Forest
							Hill is unsafe to cross; zero public transportation throughout
							northern Harford County; difficult to park or enjoy
							restaurants; Upper Chesapeake Medical Center often
							operates at maximum capacity; need plan of action to deal
	х		9/2/05	D101	AG	RR	with growth proposals will allow.
	٨		112100	וטום	ΛU	1313	with growth proposals will allow.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Traffic, schools and infrastructure concerns; keep open
							space in this area; not in Development Envelope and not
		Х	9/8/05	D101	AG	RR	within designated RR area.
							Opposed. Traffic congestion; water supply of individual
							wells; fire protection; increased taxes to pay for the
	Х		9/8/05	D101	AG	RR	development; existing developments suffer.
			0/0/05	D404	• •	5.5	Water table concerns; need for development of rainfall
		Х	9/8/05	D101	AG	RR	reclamation plan.
							Opposed. Water supply of existing wells, traffic congestion
			0/0/05	D101	4.0	DD	and safety; schools over capacity; increased taxes; fire
	Х		9/8/05	D101	AG	RR	protection.
							Opposed. Wells are going dry due to too many houses
			0/0/05	D101	A.C.	DD	being built; schools are overpopulated; traffic and entry
	Х		9/9/05	D101	AG	RR	points.
	.,		0/0/05	D101	۸۰	DD	Opposed. Lack of schools and emergency response units;
	Х		9/9/05	D101	AG	RR	accessibility to roads. Opposed. Lack of schools and emergency response units;
	v		9/9/05	D101	AG	DD	accessibility to roads.
	Х		919100	וטוט	AG	RR	Opposed. Lack of schools and accessibility to roads in area;
	Х		9/9/05	D101	AG	RR	lack of emergency personnel for area.
	^		717103	וטוט	AG	IXIX	Opposed. Lack of schools and accessibility to roads in area;
	х		9/9/05	D101	AG	RR	lack of emergency personnel for area.
	^		717103	וטוט	AG	IXIX	Opposed. Lack of schools and emergency response units;
	х		9/9/05	D101	AG	RR	accessibility to roads.
	Λ		717100	DIOI	710	IXIX	Opposed. Lack of schools and accessibility to roads in area;
	Х		9/9/05	D101	AG	RR	lack of emergency personnel for area.
			717100	D101	710	1111	Opposed. Lack of schools and accessibility to roads in area;
	Х		9/9/05	D101	AG	RR	lack of emergency personnel for area.
							Opposed. Lack of accessibility of roads and lack of
	Х		9/9/05	D101	AG	RR	emergency response units and schools.
							Opposed. Lack of accessibility of roads and lack of
	Х		9/9/05	D101	AG	RR	emergency response units and schools.
							Opposed. Lack of accessibility of roads and lack of
	Х		9/9/05	D101	AG	RR	emergency response units and schools.
			·				Opposed. Lack of accessibility of roads and lack of
							emergency response units and schools; a lot of
	Х		9/9/05	D101	AG	RR	undeveloped RR already exists.
							Community Plan calls for AG zoning in the area; opposed to
							commercial zoning; have sufficient commercial within area
							which needs to be utilized; would detract from village
		Х	9/8/05	D102	AG	B3	character.

2005/2006 Comprehensive Zoning Review COMMENTS District E

	Туре						
Letter		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		Х	8/31/05	E001	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues. Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks;
		Х	9/1/05	E001	RR	VB	lighting and signage; already have two vacant gas stations and shopping center.
x			9/1/05	E001	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septics would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
x			9/1/05	E001	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septics would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
	Х		9/8/05	E001	RR	VB	Opposed. Traffic congestion on Rt. 136.
	Х		9/9/05	E001	RR	VB	Unnecessary extension of business zoning; increased traffic and signs.
Х	^		9/8/05	E002	RR	В3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
		х	8/31/05	E003	R2/CI/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
Х			8/31/05	E003	R2/CI/GI	R3	Opposed. (Petition signed by 52)
	Х		9/8/05	E003	R2/CI/GI	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.

	Туре						
		Speaker at					
	Comment		Data	Issue	Existing	Requested	Cummany of Commants
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	Х		9/7/05	E003	R2/CI/GI	R3	Roads are inadequate to accommodate additional traffic; area schools are already overcrowded.
	Х		9/1/03	E003	KZ/CI/GI	KO	Representative for owners. Conforms with Master Plan and
							adjacent properties; APG changes will bring jobs to County
							which requires housing; within Development Envelope;
		Х	8/31/05	E003-1	R2/CI/GI	R3	public utilities exist.
							Roads are inadequate to accommodate additional traffic;
	Х		9/7/05	E003-1	R2/CI/GI	R3	area schools are already overcrowded.
							Opposed. Traffic congestion and road network concerns;
	Х		9/8/05	E003-1	R2/CI/GI	R3	schools are already at/over capacity.
							Represents orderly growth for Harford County. Losing too
							much AG land; there is too much B2; need to follow Master
			0/1/05	E004	4.0	D2	Plan; too much land already dedicated to commercial and
		Х	9/1/05	E004	AG	B2	residential; revitalize commercial uses. Opposed. Traffic is already terrible; widening roads is not
							the answer; enough empty business areas without having to
	х		9/7/05	E004	AG	B2	rezone more property.
	Λ		7/1/03	L004	7.0	DZ	Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E004	AG	B2	inappropriate.
							Stick to the Master Plan and smart growth initiatives; vacant
			0/0/05	F00.4	4.0	DO	existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E004	AG	B2	already exist; traffic congestion already exists.
	Х		9/9/05	E004	AG	B2	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
	۸		717103	L004	AG	DZ	Inconsistent with Land Use Plan; no water and sewer; hydric
							soils; wetlands; floodplain in area; no traffic studies have
		Х	8/31/05	E005	AG	R2	been done; concerned about school capacity.
							Inconsistent with Land Use Plan; no water and sewer; hydric
							soils; wetlands; floodplain in area; no traffic studies have
		Х	8/31/05	E005	AG	R2	been done; concerned about school capacity.
						_	Environmental impact to wells; not consistent with Master
		Х	8/31/05	E005	AG	R2	Plan.
							Inconsistent with Land Use Plan; no water and sewer; hydric
		v	8/31/05	E005	AG	R2	soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
		Х	0/3/1/03	E003	AG	KΖ	been done, concerned about school capacity.
							Opposed. R2 does not work with Low Intensity Land Use
							designation due to townhouse and units per acre; conflicts
							with Master Plan; no planned water and sewer; property is
							subject to environmental regulations -floodplains, forested
							wetlands, and hydric soils; negative impact on Bakerfield
							Elementary (already at 104% capacity); access and egress
							to property hazardous; limited sight distance; surrounding
							properties range from 1 to 5 acres plus one 200 acre farm;
			0/04/05	E005	4.0	D0	property is consistent with AG. (Petition signed "residents of
Х			8/31/05	E005	AG	R2	Paradise Road", no actual signatures)

	Туре						
		Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Increased traffic and effect schools; water table
		Х	8/31/05	E005	AG	R2	and wells threatened; water drainage issues.
			0/04/05	E00E	4.0	Do	Opposed. Increased traffic and effect schools; water table
		Х	8/31/05	E005	AG	R2	and wells threatened; water drainage issues. Inconsistent with Land Use Plan; no water and sewer; hydric
							soils; wetlands; floodplain in area; no traffic studies have
		v	8/31/05	E005	AG	R2	been done; concerned about school capacity.
		Х	0/3/1/03	L003	AG	IXZ	Opposed. Worsen school situation; add to Aberdeen's water
							problem; construction of townhomes would devalue
							surrounding single family homes and a farm; wetlands
	Х		9/2/05	E005	AG	R2	should not be disturbed.
	Х		9/5/05	E005	AG	R2	Opposed. Traffic concerns, safety.
							Opposed. Too much loss of agricultural land; don't need
	Х		9/5/05	E005	AG	R2	more development of houses.
	Х		9/7/05	E005	AG	R2	Supports Request. As a neighbor I support the request.
							Opposed to this or any future attempts to changing the
	Х		9/7/05	E005	AG	R2	zoning in this area.
	Х		9/8/05	E005	AG	R2	Opposed. Protect rural character.
				E00E	4.0	Do	Opposed. Do not support request for zoning change.
Х			no date	E005	AG	R2	(Petition signed by 22)
							Opposed. Concerned with the smell of diesel fuel; children
							should have room to run and play; traffic on 136 is already
	Х		9/1/05	E006	AG	VB	bad, adding a business or two would make it worse.
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E006	AG	VB	inappropriate.
	Х		9/9/05	E006	AG	VB	Opposed. Devalues neighborhood and property.
							Opposed. Spot zoning; would open the door for more
.,			9/9/05	E004	۸۲	VB	businesses along the corridor; degrade the rural lifestyle of
Х			9/9/05	E006	AG	VB	area.
	х		9/9/05	E006	AG	VB	Opposed- poor site lines (traffic), spot zoning.
			,, ,, ,	_000	7.0	,,,	Opposed - Concerned with the smell of diesel fuel; children
							have room to run and play, they should not have to worry
							about where they hit a ball while playing in backyard; traffic
							on 136 is already bad, adding a business or two would make
	Х		9/1/05	E007	AG	VB	it worse.
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
.,			0/0/05	E007	^	VD	Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х	Х		9/8/05 9/9/05	E007 E007	AG AG	VB VB	inappropriate. Opposed. Devalues neighborhood and property.
	۸		717100	LUU1	AU	VD	Opposed. Spot zoning; would open the door for more
							businesses along the corridor; degrade the rural lifestyle of
Х			9/9/05	E007	AG	VB	area.
			71 7100	_007	,,,,	, , ,	a.va.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Traffic is already terrible; widening roads is not
			0/7/05	F000	4.0	DO	the answer; enough empty business areas without having to
	Х		9/7/05	E008	AG	B2	rezone more property. Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E008	AG	B2	inappropriate.
			710103	L000	7.0	DZ	паррорнию.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E008	AG	B2	already exist; traffic congestion already exists.
							Hickory Manor is being surrounded by commercial which will
		Х	9/1/05	E009	R2	CI	impact community; excess commercial property exists.
							Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agrees with
							previuos speaker, "Hickory Manor is being surrounded by
							commercial which will impact community; excess
		Х	9/1/05	E009	R2	CI	commercial property exists."
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
			0/1/05	F000	Do	01	community maintains private street, wells and septics;
Х			9/1/05	E009	R2	CI	negative impact on community. (Petition signed by 16) Opposed. Traffic is already terrible; widening roads is not
							l ''
	v		9/7/05	E010	RO	B2	the answer; enough empty business areas without having to rezone more property.
	Х		9///03	E010	KU	DZ	Opposed. Traffic is already terrible; widening roads is not
							the answer; enough empty business areas without having to
	Х		9/7/05	E011	RR	В3	rezone more property.
			7/1/00	2011	1111	50	Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E011	RR	B3	inappropriate.
							Opposed. Area along 22 has been residential for years;
							changing to commercial would erode residential nature of
			0/0/6=	F04:		5.5	area; more than enough commercial at the intersection of
	Х		9/8/05	E011	RR	B3	543 and 22.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E011	RR	В3	already exist; traffic congestion already exists.
	^		717103	LUII	IXIX	טט	Opposed. Located in residential neighborhood; RO use will
							increase traffic at intersection of Brierhill Estates Drive and
	х		9/1/05	E012	R2	RO	Rt. 543.
						1	Opposed. Increased traffic and new home construction;
							property not currently maintained; water supply and
	Х		8/30/05	E013	AG	RR	environmental concerns.
							Opposed. Do not want Priestford Hills turned into
		Х	8/31/05	E013	AG	RR	Churchville Bypass.
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	Туре						
		Speaker at					
	Comment	Public	Data	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Would be used as Churchville Bypass; build new
	Х		8/31/05	E013	AG	RR	road not a new development without public water/sewer.
							Opposed. Not needed; schools can't handle it; Rt. 22 is a
							nightmare; owner has already used development rights that
	Х		8/31/05	E013	AG	RR	came with land; quality of life.
							Ten homes are already built with another eight or nine
							proposed; connection of Rhinefort to Peery Drive will allow a
							quicker route to Rt. 22 from Rt. 136 and neighborhood will
	Х		8/31/05	E013	AG	RR	be used as bypass and shortcut for commuters.
							Will create Priestford Hills as Churchville Bypass; wants to
		v.	0/21/05	F012	۸۲	DD	remain dead end community; crime and traffic will be increased.
		Х	8/31/05	E013	AG	RR	Opposed. Will allow Rt. 22 traffic to cut through
							development to MD136; concerned about safety; need to
		Х	8/31/05	E013	AG	RR	preserve village concept.
							Concerns about Rhinefort/Perry Road connection; do not
			0/1/05	F012	4.0	DD	want cut-through road to MD136; traffic and quality of life
		Х	9/1/05	E013	AG	RR	issue; safety is an issue. Should not upzone property; schools already overcrowded;
		х	9/1/05	E013	AG	RR	all development rights already used.
			77 1700	20.0	7.10		an actorophicin rigino an odaly accus
							Request would not enhance area; all development rights
							used; connection of Peery Drive and Rhineforte Drive would
							create a by-pass for those who wish to avoid the Rt. 22/Rt. 136 intersection; Peery Drive already directly impacts quality
	Х		9/1/05	E013	AG	RR	of life; deny if the purpose of zoning is to protect citizens.
			77 1700	2010	710	1111	Inconsistent with the Master Plan for Churchville; increase in
							traffic; extension of Peery Drive closer to Rhineforte Drive
							and Peery Drive and Rhineforte Drive may be connected
			0/1/05	F012	4.0	DD	creating a shortcut between Harlan's Glance and the
	Х		9/1/05	E013	AG	RR	proposed community. Concerned about connections cutting through from
							neighborhood to MD136; no sidewalks; overcrowded
		Х	9/1/05	E013	AG	RR	schools; failed businesses in area already.
							Priestford Hills residents are opposed to rezoning;
							developers of this area originally proposed five homes; area includes a stream and wetlands; Peery Dr. was to be a cul-
							de-sac but was never built as one; do not want Peery Drive
							to be connected to Rhineforte and to Medical Hall Rd.,
							creating a shortcut around the 22 & 136 intersections,
							causing increased traffic and endangering children and
	Х		9/2/05	E013	AG	RR	Wildlife.
							Priestford Hills residents are opposed to rezoning; developers of this area originally proposed 5 homes; area
							includes a stream and wetlands; Peery Dr. was to be a cul-
							de-sac but was never built as one; do not want Peery Drive
							to be connected to Rhineforte and to Medical Hall Rd.,
							creating a shortcut around the 22 & 136 intersections,
			0/0/05	E040	4.0	55	causing increased traffic and endangering children and
	Х		9/2/05	E013	AG	RR	wildlife.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Peery Drive connected to Rhineforte Dr. which
							would create a shortcut for traffic through Priestford Hills
							avoiding the back-ups on Rt.22; roads in Priestford Hills not
							designed to carry excessive traffic; rural area, not part of the
	х		9/6/05	E013	AG	RR	Development Envelope; keep to the Master Plan.
			710100	2010	7.0	IXIX	Opposed to extending Peery Drive to Rhineforte Drive
							through existing developments; traffic concerns; safety
	Х		9/7/05	E013	AG	RR	issues for children and pedestrians.
							·
							Building should be contained in the Development Envelope
							as set forth in the Master Plan; Churchville is not part of the
							Development Envelope; schools are overcrowded; to add to
							Harlan's Glance would be detracting from neighborhood; risk
			0/0/05	F010	4.0	DD	that Peery Dr. will be connected to Rhinefort Dr. creating a
	Х		9/8/05	E013	AG	RR	shortcut and increasing traffic. Inconsistent with Master Plan; concerned with impact on
		х	9/8/05	E013	AG	RR	wildlife and need for wildlife management plan.
	Х	٨	9/8/05	E013	AG	RR	Opposed. Traffic and safety of children outside.
			770700	2010	7.0	1111	Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E013	AG	RR	be denied according to the Master Plan.
							Traffic concerns; connecting Peery and Rhineforte Drives
							would go through Priestford Estates and Priestford Hills;
							many accidents at the Rhineforte/Route 22 intersection;
							construction equipment burden, noise, inconvenience;
	Х		9/9/05	E013	AG	RR	outside the Development Envelope.
							All available lots have been cut from property and development rights have already been transferred here;
							school district has moratorium; land is highly erodable and
							borders a creek feeding in Deer Creek; not consistent with
	Х		9/9/05	E013	AG	RR	Land Use Plan; traffic concerns.
	Λ		717100	LOTO	7.0	TAIX	Edita 636 Fiditi, traine concerns.
	Х		9/9/05	E013	AG	RR	Does not want addition of new homes in area.
							Overcrowded areas; crime; pollution; wildlife disappearing;
	Х		9/9/05	E013	AG	RR	roads are too narrow for increase; end random construction.
							Opposed. Already rife with speeders; would lead to
	v		9/9/05	E013	AG	RR	connection between Rhineforte and opposite side of Campus Hills Shopping Center.
	Х		טטודוד	LUIS	AG	λη	сатраз гініз эпорріну Сепіет.
	Х		9/9/05	E013	AG	RR	Opposed. Traffic congestion, dangerous roads.
							Opposed. Original parcel not responsibly maintained;
							concerned with increase in number of homes by extending
							water service from the Campus Hills Water Works;
							environmental issues; connection of Peery Drive and
							Rhineforte Road would encourage vehicular traffic through
Х			no date	E013	AG	RR	those neighborhoods.
	,,		0/0/05	E015	۸۲	R2	Doos not want addition of now homes in area
	Х		9/9/05	EUID	AG	KΖ	Does not want addition of new homes in area.
	х		9/9/05	E016	AG	R2	Does not want addition of new homes in area.
	^		., ,, 50	_0.0	,	. '\-	= 200

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Change would adversely affect village
							atmosphere; currently a Victorian house that deserves to be
							preserved; entrances to property are less than 100 feet from
							recently widened intersection at Route 155 and 22; all
							available right of ways have been consumed and there is no
	Х		9/7/05	E017	VR	B3	room for deceleration lanes required for B3 type businesses.
			777700	2017		- 50	Opposed. Located in the middle of the Churchville Village;
							houses surround property; rezoning would cause domino
							effect which would eliminate residential component of
	Х		9/8/05	E017	VR	В3	Churchville; not keeping with the Master Plan.
							Chief to the Meeter Dies and annual and the Latter Con-
							Stick to the Master Plan and smart growth initiatives; vacant
	v		9/9/05	E017	VR	В3	existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
-	Х		CUIFIF	EU17	νĸ	BS	Follow Master Plan; do not spot zone; enough commercial in
							Churchville; traffic and safety issues; septic and water
	х		9/9/05	E017	VR	B3	issues.
	Х		9/9/05	E017	VR	В3	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
							Opposed. Traffic is already terrible; widening roads is not
			0/7/05	F040	D.D.	D4	the answer; enough empty business areas without having to
	Х		9/7/05	E019	RR	B1	rezone more property. Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E019	RR	B1	inappropriate.
							Opposed. This side of street is mainly residential; marginal
							Churchville Shopping Center across the street; no need for
	Х		9/8/05	E019	RR	B1	commercial use on this side of 22.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	х		9/9/05	E019	RR	B1	already exist; traffic congestion already exists.
							good a say onote
	Х		9/9/05	E019	RR	B1	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
							Opposed. Traffic is already terrible; widening roads is not
			0/7/05	F000	55	54	the answer; enough empty business areas without having to
<u> </u>	Х		9/7/05	E020	RR	B1	rezone more property. Opposed. This side of street is mainly residential; marginal
							Churchville Shopping Center across the street; no need for
	Х		9/8/05	E020	RR	B1	commercial use on this side of 22.
					-		
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E020	RR	B1	already exist; traffic congestion already exists.
	,,		0/0/05	Enan	DD	D1	Opposed Traffic ingress/agrees upsets reads high traffic
	Х		9/9/05	E020	RR	B1	Opposed. Traffic ingress/egress, unsafe roads, high traffic.

	Туре						
	E-Mail or Comment	Speaker at Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Traffic is already terrible; widening roads is not
			0/7/05	F001	DD	DO	the answer; enough empty business areas without having to
	Х		9/7/05	E021	RR	B3	rezone more property. Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E021	RR	B3	inappropriate. Opposed. Area along 22 has been residential for years;
							changing to commercial would erode residential nature of
							area; more than enough commercial at the intersection of
	Х		9/8/05	E021	RR	В3	543 and 22.
							Ctick to the Moster Dies and arrest are the 1997 and
							Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations
	х		9/9/05	E021	RR	В3	already exist; traffic congestion already exists.
	Α		7/7/00	LUZI	IXIX		Spot zoning; unnecessary business site causing additional
	Х		9/9/05	E021	RR	В3	congestion and signs.
							Opposed. Traffic is already terrible; widening roads is not
	v		9/7/05	E022	RO	B1	the answer; enough empty business areas without having to
	Х		911103	LUZZ	KU	DI	rezone more property. Representing Freedom Federal Credit Union. Want to
		Х	9/7/05	E022	RO	B1	rezone property so they can place a sign out front.
							Too much existing business and increase in taxes each
							year; home surrounded by businesses was not our dream;
	v		8/24/05	E023	RR/AG	В3	all have wells and septic systems in an area that is difficult
	Х		0/24/03	E023	KK/AG	Dβ	to perk; traffic is a big problem already.
							Opposed. Concerned with sewage, wells, drainage, schools,
							fire department, and traffic control; No further development
			0/04/05	E000	DD/4.0	P.0	along the Rt. 22 corridor; traffic and speeding has increased;
	Х		8/31/05	E023	RR/AG	B3	no further commercial or housing. Spot zoning; retain rural nature; stream on site; no parking
		х	8/31/05	E023	RR/AG	В3	area on site.
		-			,,,,		Opposed. will increase traffic and more lanes would be
	Х		9/1/05	E023	RR/AG	В3	required; majority of the property is wetlands.
							Opposed. Is residential area; is enough open space between Carsins Run and Bel Air to add businesses to; are
							at least four strip malls struggling to make it; don't need
							anymore businesses in the area; decrease property values
	Х		9/2/05	E023	RR/AG	В3	and traffic concerns.
							Opposed. Zoning changes would greatly increase traffic
			0/4/05	F000	DDV	50	beyond control and hurt the quality of life in this area and
	X		9/4/05	E023	RR/AG	B3	lower the property values.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Increase traffic, noise, litter, loss of woodland and
							wildlife; roads are inadequate to handle additional traffic
							created by new businesses or light industry; lack of water
							and sewage disposal make the area unable to
							accommodate development; property values and quality of
							life would decrease; changes not consistent with the Master
							· · · · · · · · · · · · · · · · · · ·
			0/4/05	F000	DD/A O	D.O.	Plan; strip malls below full occupancy; commercial is not
	Х		9/4/05	E023	RR/AG	B3	needed.
							Opposed. No need for more commercial; County needs to
							stay country; could lower property values and socio-
							economic status; unwanted businesses such as strip clubs
	Х		9/4/05	E023	RR/AG	В3	or night clubs could open.
							Opposed. Will effect quality of life in Churchville/Carsin's
							Run area; increased traffic will overstress infrastructure;
	Х		9/5/05	E023	RR/AG	В3	already a surplus of business in the area.
							Opposed. Will increase traffic; no need to extend water and
							sewer from Aberdeen; no need for any type of business in
							immediate area; there should be a halt to all building in the
	Х		9/5/05	E023	RR/AG	В3	whole County.
			.,.,,		,		Not consistent with Master Plan; already more than enough
							commercial zoning available; lack of water and sewer; plenty
	Х		9/5/05	E023	RR/AG	В3	of vacant commercial property.
	Х		9/5/05	E023	RR/AG	B3	Opposed. Development already affects traffic and wildlife.
			770700		1114710		Opposed. More business and industry will bring more traffic
							and noise; vacant spaces nearby so no more buildings
							needed business; do not want higher taxes for water,
	Х		9/5/05	E023	RR/AG	В3	sewerage, and road improvements.
	Λ		713103	L023	KIV/IO	D3	Opposed. Traffic concerns; unable to accommodate water
							and sewage disposal of new businesses; would also
	v		9/6/05	E023	RR/AG	В3	increase noise, litter, and lead to loss of wildlife.
	Х		9/0/03	E023	KK/AG	DS	Opposed. There are plenty of places zoned for businesses;
							leave the residential/agricultural areas as intended; don't
							want property values going down along with quality of life;
1			01/105	F033	DD/4.0	D2	don't want increased traffic, noise, congestion, loss of
Х			9/6/05	E023	RR/AG	B3	woodland and wildlife.
			01//05	F000	DD/4.0		Oppose to rezoning any agricultural land to business or light
	Х		9/6/05	E023	RR/AG	B3	industry.
	Х		9/6/05	E023	RR/AG	B3	Opposed. Traffic concerns, put a strain on water supply.
							Traffic is a major concern; no shoulders on road; keep
			0:=:==	F	D = // =		residential; less trees and more parking lots - no room for
		Х	9/7/05	E023	RR/AG	B3	wildlife.
	Х		9/7/05	E023	RR/AG	B3	Opposed. Traffic concerns, no new businesses.
							Opposed. Traffic concerns; loss of wildlife and woodlands;
	Χ		9/7/05	E023	RR/AG	В3	safety.
							Opposed. Traffic concerns; no need for additional
	Х		9/7/05	E023	RR/AG	B3	commercial; loss of wildlife; increase in noise and litter.
							Business and industrial zonings are placed in inappropriate
							areas; enough existing businesses, cell towers, truck traffic,
	Х		9/7/05	E023	RR/AG	В3	and air and ground pollution; inconsistent with Master Plan.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Negative impact on residential community; inconsistent with
							Master Plan; spot zoning; Rt. 22 traffic concerns; no water &
		Х	9/7/05	E023	RR/AG	В3	sewer; plenty of vacant commercial in area.
							Opposed. Traffic concerns; already have enough
	Х		9/8/05	E023	RR/AG	B3	businesses in area.
			0/0/05	F000	DD/AC	Da	Opposed. Change of residential character; increased traffic;
	Х		9/8/05	E023	RR/AG	B3	congestion at intersections.
							Opposed. Sporadic spot zoning will cause a domino effect of
	х		9/8/05	E023	RR/AG	В3	future zoning requests; need to maintain rural character.
	^		710103	L023	KINAO	D3	intaire zoning requests, need to maintain rural character.
	Х		9/8/05	E023	RR/AG	B3	Opposed. Inadequate roads; sewage and water concerns.
							Opposed. Would set precedents for more
							commercialization; enough existing commercial
							development and future development plans; inadequate
							roads and infrastructure; Master Plan sets aside enough
							land for commercial development; decreasing property
	Х		9/8/05	E023	RR/AG	В3	values, noise, litter, congestion, loss of woodland.
							Cital to the Manta Bloom and arrest to the letter to a second
							Stick to the Master Plan and smart growth initiatives; vacant
			0/0/05	F000	DD/4.0	DO	existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E023	RR/AG	B3	already exist; traffic congestion already exists.
	Х		9/9/05	E023	RR/AG	B3	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
							J J J J J J J J J J J J J J J J J J J
							Opposed. Concerned with sewage, wells, drainage, schools,
							fire department, and traffic control; No further development
							along the Rt. 22 corridor; traffic and speeding has increased;
	Х		8/31/05	E024	AG	Ll	no further commercial or housing.
							Rt. 24 cannot handle truck traffic for distribution center;
		Х	8/31/05	E024	AG	LI	other ample areas in County for this type of business.
							Opposed to extension of LIFAT Center, nurshaced
		v	8/31/05	E024	AG	LI	Opposed to extension of HEAT Center; purchased property because it was AG; rezoning will result in loss in value.
		Х	013 1103	EUZ4	AG	LI	Opposed. Requests are not part of Master Plan; already a
							surplus of commercial development; roadways are
							inadequate for light industry; do not have water/sewer and
	Х		8/31/05	E024	AG	LI	land will not support increased demands on this.
			5.5.700				Next to cemetery and HEAT Center; increased traffic;
		Х	8/31/05	E024	AG	LI	cemetery is historic.
							Opposed. Is residential area; is enough open space
							between Carsins Run and Bel Air to add businesses to; are
							at least four strip malls struggling to make it; don't need
							anymore businesses in the area; decrease property values
	Х		9/2/05	E024	AG	LI	and traffic concerns.
							Opposed. Zoning changes would greatly increase traffic
						l	beyond control and hurt the quality of life in this area and
	Х		9/4/05	E024	AG	Ll	lower the property values.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Increase traffic, noise, litter, loss of woodland and
							wildlife; roads are inadequate to handle additional traffic
							created by new businesses or light industry; lack of water
							and sewage disposal make the area unable to
							accommodate development; property values and quality of
							life would decrease; changes not consistent with the Master
							Plan; strip malls below full occupancy; commercial is not
	Х		9/4/05	E024	AG	LI	needed.
							Opposed. No need for more commercial; County needs to
							stay country; could lower property values and socio-
							economic status; unwanted businesses such as strip clubs
	Х		9/4/05	E024	AG	LI	or night clubs could open.
							Opposed. Will effect quality of life in Churchville/Carsin's
			0/5/05	F00.4	4.0		Run area; increased traffic will overstress infrastructure;
	Х		9/5/05	E024	AG	LI	already a surplus of business in the area.
							Opposed. Will increase traffic; no need to extend water and
							sewer from Aberdeen; no need for any type of business in
			0/5/05	E004	4.0		immediate area; there should be a halt to all building in the
	X		9/5/05	E024	AG	LI	whole County.
	Х		9/5/05	E024	AG	LI	Opposed. Development already affects traffic and wildlife. Opposed. Roads are inadequate to handle additional traffic;
							lack of water and sewer lines make area unable to
							accommodate increased demands; decrease in property
							values and/or quality; increase in traffic, noise, litter, and
							loss of wildlife/wildlife; these changes involve land outside
	х		9/5/05	E024	AG	LI	the Master Plan.
	^		713103	LUZ4	ΛU	LI	Opposed. More business and industry will bring more traffic
							and noise; vacant spaces nearby so no more buildings
							needed business; do not want higher taxes for water,
	Х		9/5/05	E024	AG	LI	sewerage, and road improvements.
							Opposed. Traffic concerns; unable to accommodate water
							and sewage disposal of new businesses; would also
	Х		9/6/05	E024	AG	LI	increase noise, litter, and lead to loss of wildlife.
					-		Opposed. There are plenty of places zoned for businesses;
							leave the residential/agricultural areas as intended; don't
							want property values going down along with quality of life;
							don't want increased traffic, noise, congestion, loss of
Х			9/6/05	E024	AG	LI	woodland and wildlife.
							Oppose to rezoning any agricultural land to business or light
	Х		9/6/05	E024	AG	LI	industry.
	Х		9/6/05	E024	AG	LI	Opposed. Traffic concerns; strain water supply.
							Traffic is a major concern; no shoulders on road; keep
							residential; less trees and more parking lots - no room for
		Х	9/7/05	E024	AG	LI	wildlife.
	Х		9/7/05	E024	AG	LI	Opposed. Traffic concerns, no new businesses.
							Opposed to this or any future attempts to changing the
	Х		9/7/05	E024	AG	LI	zoning in this area.
			0/=/==	F			Opposed. Traffic concerns; loss of wildlife and woodlands;
	Х		9/7/05	E024	AG	LI	safety.
			0/7/05	E00.1	4.0		Inconsistent with Master Plan; lack of water and sewer;
	Х		9/7/05	E024	AG	LI	traffic concerns.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Ducinoce and industrial zonings are placed in inapprepriate
							Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic,
	х		9/7/05	E024	AG	LI	and air and ground pollution; inconsistent with Master Plan.
	Λ		7/1/03	LUZT	AO	L1	Negative impact on residential community; unaware of
		Х	9/7/05	E024	AG	LI	Master Plan designation and HEAT Center expansion.
							Opposed. Traffic concerns; already have enough
	Х		9/8/05	E024	AG	LI	businesses in area.
			0/0/05	E00.4	4.0		Opposed. Change of the residential character, traffic
	Х		9/8/05	E024	AG	LI	congestion, inconsistent with the Master Plan.
							Opposed. Sporadic spot zoning will cause a domino effect of
	х		9/8/05	E024	AG	LI	future zoning requests; need to maintain rural character.
					7.0		Opposed. Keep rural character, traffic concerns, plenty of
	х		9/8/05	E024	AG	LI	commercial land available in Aberdeen and on Rt. 40.
	Х		9/8/05	E024	AG	LI	Opposed. Inadequate roads; sewage and water concerns. Opposed. Huge buildings are being abandoned after
							corporations realize County tax advantages; inadequate
							roads and infrastructure; enough existing commercial
							development and future development plans; Master Plan
							sets aside enough land for commercial development;
							decreasing property values; noise; litter; congestion; loss of
	Х		9/8/05	E024	AG	LI	woodland.
			0.10.10.5	F00.4		l	Opposed. Use is inconsistent and visually objectionable with
	Х		9/9/05	E024	AG	LI	property around it. Hickory Manor is being surrounded by commercial which will
							impact community; excess commercial property exists. <i>This</i>
		х	9/1/05	E026			issue was withdrawn
							Properties in question are off of a private road; wetlands are
							also maintained by residents; water run off concerns. <i>This</i>
		Х	9/1/05	E026			issue was withdrawn.
							Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being
							surrounded by commercial which will impact community;
							excess commercial property exists." <i>This issue was</i>
		Х	9/1/05	E026			withdrawn.
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
							community maintains private street, wells and septics;
			0/1/05	F03/			negative impact on community. (Petition signed by 16) <i>This</i>
Х			9/1/05	E026			issue was withdrawn.
							Opposed. Owns adjoining property; worried about drainage
							and runoff; existing wetlands; concerned with corner at Rt. 1
	Х		9/9/05	E026			and Jarrettsville Road. This issue was withdrawn.
							Supports rezoning. Area is more conducive to business and
							will have little impact on traffic; traffic amount is currently
			0/0/05	F03/			unsafe for residences; wish to be included if rezoning is
	Х		9/9/05	E026			approved. This issue was withdrawn.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Hickory Manor is being surrounded by commercial which will
		Х	9/1/05	E027	RO	В3	impact community; excess commercial property exists.
			0/1/05	F007	DO	DO	Properties in question are off of a private road; wetlands are
		Х	9/1/05	E027	RO	B3	also maintained by residents; water run off concerns. Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with
							previous speaker's comments, "Hickory Manor is being
							surrounded by commercial which will impact community;
		х	9/1/05	E027	RO	В3	excess commercial property exists".
		٨	7/1/03	LUZI	NO	D3	excess commercial property exists .
							From Evergreen community. Is opposed to rezoning;
		Х	9/1/05	E027	RO	В3	however, if approved, should rezone his property as well.
		- 1					Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
							community maintains private street, wells and septics;
Х			9/1/05	E027	RO	В3	negative impact on community. (Petition signed by 16)
							Opposed to Joning changes class Changes David Carlly D2
							Opposed to zoning changes along Stepney Road South; R3
							is inappropriate in areas with no public water and sewer;
							Stepney Road South is a small road with no shoulders and
							will not support another large increase associated with the
							volume of houses allowed in R3; Also concerned that one or
	.,		9/1/05	F020	R1/R3	Do	more of the parcels may be part of what was formerly called
	Х		9/1/03	E028	KI/K3	R3	"Lieske's Dump" on Union Road. Lack of water and sewer; roads are inadequate to
							accommodate additional traffic; schools are already
	Х		9/7/05	E028	R1/R3	R3	overcrowded.
			777700	2020	111110		Opposed. Traffic congestion and road network concerns;
	Х		9/8/05	E028	R1/R3	R3	schools are already at/over capacity.
							Properties in question are off of a private road; wetlands are
		Х	9/1/05	E029	AG/VR	В3	also maintained by residents; water run off concerns.
							Keep community intact; schools, churches, recreation
							centers, and homes all next to these properties; too many
							auto accident already along 155 and 22; traffic already at
			01/ /05	F000	1010	D0	breaking point; keep present zoning plan just approved
	Х		9/6/05	E029	AG/VR	B3	intact; keep Churchville village and residential. Spot zoning; too much traffic; safety issues; water and
							septic issues; churches, schools, recreation centers, and
							homes with children all next to these properties; plenty of
							empty commercial locations already up and down Rt. 22;
							property note presently maintained; leave Churchville Village
	Х		9/6/05	E029	AG/VR	В3	Residential.
	^		710100	LUZ /	710/11	55	Opposed. Request would compound already dangerous
							entrance and exit due to poor sight distance, entrance to
х			9/7/05	E029	AG/VR	В3	Churchville Elementary.
							Opposed. Is in the middle of Churchville and should remain
							residential; piecemeal rezoning in the middle of Churchville
	Х		9/8/05	E029	AG/VR	В3	would violate the Master Plan.
							Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E029	AG/VR	В3	be denied according to the Master Plan.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E029	AG/VR	B3	already exist; traffic congestion already exists.
							Unnecessary extension of business zoning; increased traffic
	Х		9/9/05	E029	AG/VR	В3	and signs.
			0.10.10.5	F000	4000	D 0	
	Х		9/9/05	E029	AG/VR	B3	Opposed. Traffic on Rt. 22, poor site lines for traffic. Keep community intact; schools, churches, recreation
							centers, and homes all next to these properties; too many
							auto accident already along 155 and 22; traffic already at
	.,		0/4/05	F020 1	۸۵۸۳	מם	breaking point; keep present zoning plan just approved
	Х		9/6/05	E029-1	AG/VR	B3	intact; keep Churchville village and residential. Spot zoning; too much traffic; safety issues; water and
							septic issues; churches, schools, recreation centers, and
							homes with children all next to these properties; plenty of
							empty commercial locations already up and down Rt. 22;
							property note presently maintained; leave Churchville Village
	х		9/6/05	E029-1	AG/VR	В3	Residential.
	^		710103	LUZ 7" I	AUIVIN	טט	Opposed. Request would compound already dangerous
							entrance and exit due to poor sight distance, entrance to
х			9/7/05	E029-1	AG/VR	B3	Churchville Elementary.
			7/1/03	LUZ/ I	710/111	D3	Opposed. Is in the middle of Churchville and should remain
							residential; piecemeal rezoning in the middle of Churchville
	Х		9/8/05	E029-1	AG/VR	В3	would violate the Master Plan.
			., ., .				Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E029-1	AG/VR	В3	be denied according to the Master Plan.
							<u> </u>
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E029-1	AG/VR	В3	already exist; traffic congestion already exists.
			0/0/0=	F655 :			
	Х		9/9/05	E029-1	AG/VR	B3	Opposed. Traffic on Rt. 22, poor site lines for traffic.
							Concerns about Rhinefort/Perry Road connection; do not
			0/1/05	E040	רים	D2	want cut-through road to MD136; traffic and quality of life
		Х	9/1/05	E040	RR	B2	issue; safety is an issue. Opposed. Increased traffic congestion and accidents; plenty
							of empty business centers in area - fill those spaces first
	v		9/1/05	E040	RR	B2	before creating more areas to develop.
	Х		CUII 16	⊑040	KΚ	DΖ	Opposed. Land and water supply already overtaxed; roads
							overcrowded; fire companies, police agency, and
							emergency center overloaded; drug and crime problems are
							out of hand; Need for new schools and agency in the County
							to help with these situations; ; take senior citizens into
	х		9/1/05	E040	RR	B2	consideration.
	^		7, 1100	L070	1313	52	Opposed. Traffic will become more congested; increase in
	х		9/2/05	E040	RR	B2	commercial in area.
	~		.,_,,,				Opposed. Do not need any more business or traffic on Rt.
							22; existing empty sites at the shopping center; traffic
	Х		9/3/05	E040	RR	B2	concerns.
	Х		9/4/05	E040	RR	B2	Opposed. Traffic concerns, decrease in property values.
			50	_0.0			1 - Property values

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	Х		9/4/05	E040	RR	B2	Opposed. County is overcrowded, no more development.
	Х		9/4/05	E040	RR	B2	Opposed. Will increase traffic.
							Opposed. Will increase traffic; use should be made of
	Х		9/5/05	E040	RR	B2	Campus Hills Shopping Center.
							Opposed. Increased traffic, no additional businesses
	Х		9/5/05	E040	RR	B2	needed.
	Х		9/5/05	E040	RR	B2	Opposed. Traffic will become more congested.
	Х		9/5/05	E040	RR	B2	Opposed. Traffic will become more congested.
	Х		9/5/05	E040	RR	B2	Opposed. Infrastructure is inadequate; safety.
							Opposed. Increased traffic; do not want to live near
			0.1= 10=	E			commercial real estate with the potential for failed
	Х		9/5/05	E040	RR	B2	businesses and vacant buildings.
							Opposed. Negative impact on wells in the neighborhood;
							congestion of traffic at an already difficult intersection;
			0/5/05	F0.40	DD	50	creation of additional businesses when there are several
	Х		9/5/05	E040	RR	B2	vacant shops in the Campus Hills Shopping Center.
							Do not expand building envelope; Churchville does not need
							more retail/commercial/business; excess of unused tetail in
			01/105	E0.40	-		Campus Hills Shopping Center; not enough water to support
	Х		9/6/05	E040	RR	B2	more business.
							Inconsistent with Land Use Plan; no water and sewer; hydric
			01/105	E040	DD	D.O.	soils; wetlands; floodplain in area; no traffic studies have
	Х		9/6/05	E040	RR	B2	been done; concerned about school capacity.
	Х		9/6/05	E040	RR	B2	Opposed. Traffic concerns.
	Х		9/6/05	E040	RR	B2	Opposed. Will increase traffic and accidents. Keep rural nature and use good judgment in rezoning;
							already enough vacant commercial in shopping center;
		х	9/7/05	E040	RR	B2	revitalize existing commercial.
		۸	711103	L040	IXIX	DZ	There are enough vacant office spaces crowding the area
							that could be taken over instead of building more; traffic on
							Route 22 is bad; do not need more convenience stores
	х		9/7/05	E040	RR	B2	along this road.
	Λ		7,1100	E070	IXIX	DZ	Opposed. Rezoning would cause a major strain on
	Х		9/7/05	E040	RR	B2	infrastructure in the Rt. 22 corridor; traffic concerns.
				_0.10	1313		Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
х			9/8/05	E040	RR	B2	inappropriate.
	Х		9/8/05	E040	RR	B2	No more business needed in this area; traffic concerns.
	_						Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E040	RR	B2	be denied according to the Master Plan.
]							Opposed. Traffic in this area is already very bad; nearby
							business areas are not populated which leads to dilapidated
	Х		9/9/05	E040	RR	B2	vacancies.
							Opposed. Traffic concerns; safety; used vacant commercial
	Х		9/9/05	E040	RR	B2	space.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E040	RR	B2	already exist; traffic congestion already exists.
			0/0/05	E0.40	-	D 0	Opposed. Traffic is already bad; nearby business areas are
	Х		9/9/05	E040	RR	B2	not populated which leads to dilapidated vacancies.
			0/0/05	E040	DD	DO	Spot zoning; unnecessary business site causing additional
	Х		9/9/05	E040	RR	B2	congestion and signs. Opposed. Property doesn't perc; effect on other wells;
							dangerous intersection; may not have adequate drainage;
	v		9/13/05	E040	RR	B2	no sidewalks, lights or fire hydrants.
	X		9/13/03	E040	RR	B2	Opposed. Increased traffic, over capacity schools.
 	^			LUHU	IXIX	DZ	Concerns about Rhinefort/Perry Road connection; do not
							want cut-through road to MD136; traffic and quality of life
		Х	9/1/05	E041	RR	B2	issue; safety is an issue.
							Opposed. Increased traffic congestion and accidents; plenty
1							of empty business centers in area - fill those spaces first
	Х		9/1/05	E041	RR	B2	before creating more areas to develop.
							Opposed. Land and water supply already overtaxed; roads
							overcrowded; fire companies, police agency, and
							emergency center overloaded; drug and crime problems are
							out of hand; need for new schools and agency in the County
							to help with these situations; take senior citizens into
	Х		9/1/05	E041	RR	B2	consideration.
							Opposed. Traffic will become more congested, increase in
	Х		9/2/05	E041	RR	B2	commercial in area of last few years.
							Opposed. Do not need any more business or traffic on Rt.
	.,		0/2/05	F041	DD	D2	22; existing empty sites at the shopping center; traffic
	Х		9/3/05 9/4/05	E041 E041	RR RR	B2 B2	concerns.
	Х		9/4/03	EU4 I	KK	DZ	Opposed. Traffic concerns, decrease in property values.
	Х		9/4/05	E041	RR	B2	Opposed. County is overcrowded, no more development.
	X		9/4/05	E041	RR	B2	Opposed. Will increase traffic.
	Λ		71-1100	LOTI	IXIX	DZ	Opposed. Will increase traffic; use should be made of
1	Х		9/5/05	E041	RR	B2	Campus Hills Shopping Center.
	· · ·						Opposed. Increased traffic, no additional businesses
1	Х		9/5/05	E041	RR	B2	needed.
	Х		9/5/05	E041	RR	B2	Opposed. Traffic will become more congested.
	Х		9/5/05	E041	RR	B2	Opposed. Traffic will become more congested.
	Х		9/5/05	E041	RR	B2	Opposed. Infrastructure is inadequate; safety.
							Opposed. Increased traffic; do not want to live near
1							commercial real estate with the potential for failed
1	Х		9/5/05	E041	RR	B2	businesses and vacant buildings.
							Opposed. Negative impact on wells in the neighborhood;
1							congestion of traffic at an already difficult intersection;
			0.1= 10=				creation of additional businesses when there are several
	Х		9/5/05	E041	RR	B2	vacant shops in the Campus Hills Shopping Center.
							Do not expand building envelope; Churchville does not need
							more retail/commercial/business; excess of unused tetail in
1	v,		0/4/05	E0/11	DD	DO	Campus Hills Shopping Center; not enough water to support
<u></u>	Х		9/6/05	E041	RR	B2	more business.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Inconsistent with Land Use Plan; no water and sewer; hydric
							soils; wetlands; floodplain in area; no traffic studies have
	Х		9/6/05	E041	RR	B2	been done; concerned about school capacity.
	Х		9/6/05	E041	RR	B2	Opposed. Traffic concerns.
	Х		9/6/05	E041	RR	B2	Opposed. Will increase traffic and accidents.
							Keep rural nature and use good judgment in rezoning;
			0.17.105	E0.44		D.0	already enough vacant commercial in shopping center;
		Х	9/7/05	E041	RR	B2	revitalize existing commercial.
							There are enough vacant office spaces crowding the area
							that could be taken over instead of building more; traffic on Route 22 is bad; do not need more convenience stores
	V		9/7/05	E041	RR	B2	along this road.
	Х		9/1/03	EU4 I	KK	DZ	Opposed. Rezoning would cause a major strain on
	v		9/7/05	E041	RR	B2	infrastructure in the Rt. 22 corridor; traffic concerns.
	Х		711103	LU4 I	IXIX	DΖ	minusituoturo in tiio 13t. 22 comuon, tranic concerns.
	Х		9/8/05	E041	RR	B2	No more business needed in this area; traffic concerns.
-	^		710103	LUTI	1313	DZ	Opposed. Area is residential; shopping center has been
							marginal; commercial would change the character of the
	Х		9/8/05	E041	RR	B2	community.
			77 07 0 0	2011			Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E041	RR	B2	be denied according to the Master Plan.
							Opposed. Traffic in this area is already very bad; nearby
							business areas are not populated which leads to dilapidated
	Х		9/9/05	E041	RR	B2	vacancies.
							Opposed, Traffic concerns, safety, used vacant commercial
	Х		9/9/05	E041	RR	B2	space.
							Stick to the Master Plan and smart growth initiatives; vacant
			0.10.10.5	E0.44		D.0	existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E041	RR	B2	already exist; traffic congestion already exists.
			0/0/05	E0.44	DD		Opposed. Traffic is already bad; nearby business areas are
	Х		9/9/05	E041	RR	B2	not populated which leads to dilapidated vacancies.
	v		9/9/05	E041	RR	B2	Spot zoning; unnecessary business site causing additional congestion and signs.
-	Х		CUIFIE	LU4 I	ľΥ	DZ	Opposed. Property doesn't perc; effect on other wells;
							dangerous intersection; may not have adequate drainage;
	Х		9/13/05	E041	RR	B2	no sidewalks, lights or fire hydrants.
	X		7, 10,00	E041	RR	B2	Opposed. Increased traffic, over capacity schools.
						<u> </u>	Opposed to this or any future attempts to changing the
	Х		9/7/05	E043	R1	R3	zoning in this area.
							Opposed. Traffic congestion and road network concerns;
	Х		9/8/05	E043	R1	R3	schools are already at/over capacity.
							Opposed. Recent development resulted in road degrading,
							higher taxes, overcrowding in schools, big trucks, water run-
							off problems, and wildlife in roads due to loss of habitation;
<u> </u>	Х		8/31/05	E044	AG	R2	AG allows development and conserves natural resources.
							Opposed. Would alter character of the area; do not have
							sewer or water; building moratorium in this area; would
			0/4/05	F044	4.0	D0	negatively impact quality of life; not compatible with existing
	Х		9/1/05	E044	AG	R2	neighborhood.

	Туре						
	E-Mail or	Speaker at				_	
Lottor	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	FOIIII	Meeting	Date	Number	Zuriirig	Zoning	Opposed. Loss of wildlife; environmental concerns;
							increased traffic; overcrowded schools; strained utilities;
	Х		9/6/05	E044	AG	R2	storm runoff a problem; water problems.
							Opposed. Do not want to see others people homes in our
	Х		9/7/05	E044	AG	R2	backyard; traffic concerns.
							Opposed Sparadia anat zaping will source a domine affect of
	Х		9/8/05	E046	AG/B1	B1	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	Λ		710103	L040	AGIDT	БТ	ratare zoning requests, need to maintain raral character.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E046	AG/B1	B1	already exist; traffic congestion already exists.
	v		9/9/05	E046	AG/B1	B1	Spot zoning; unnecessary business site causing additional congestion and signs.
	Х		CO16 15	LU40	AUIDT	DI	Opposed. Adjoins tree farm; rezoning would extend the auto
							junkyard currently in front of the property; the .3 acres is
							very low and is the receiving area for drainage from the Rt.
	Х		9/7/05	E047	B3/VR	В3	22/155 intersection.
							Opposed to development outside the Development Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E047	B3/VR	B3	inappropriate.
							Stick to the Master Plan and smart grouth initiatives, yearnt
							Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E047	B3/VR	В3	already exist; traffic congestion already exists.
							Opposed. Village areas should be surrounded by AG; B3
							next to a village defeats the purpose by allowing large
	Х		8/31/05	E049	AG/B3	B3	shopping centers.
		Х	8/31/05	E049	AG/B3	В3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
		۸	0/3/1/03	LU47	AGIDS	DS	village, upzorling on Kt. 22 corridor is inappropriate.
							Opposed. Churchville designated by Master Plan to remain
							rural; no public water/sewer; road is not capable of handling
	Х		8/31/05	E049	AG/B3	B3	more traffic; already sufficient commercial in County.
							Opposed. Already have empty stores in Campus Hills Shopping Center and other unused tracks of land
	Х		8/31/05	E049	AG/B3	В3	designated for business.
			2.2.7.00				Concerned with traffic congestion along Rt. 22; physical
							changes needed for MD 22 before new development is
		Х	8/31/05	E049	AG/B3	B3	allowed.
			8/31/05	E049	AG/B3	В3	Do not expand existing commercial.
		Х	0131103	LU47	AGIDS	DS	Need Village Plan; issues proposed will create more
		Х	9/1/05	E049	AG/B3	В3	blacktop, runoff, fuel burning and traffic issues.
							Opposed. Commercial would drain the water and beauty
			014.5=	E0.10	10/55		from the area; crime has risen with the development;
	Х		9/1/05	E049	AG/B3	В3	highways in the area are congested.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Unused properties now in place can be renovated
							to fit needs; main roads are overcrowded and dangerous -
							people are injured and killed often; roads not maintained
							and taxes may increase because of needs for more
	Х		9/4/05	E049	AG/B3	В3	infrastructure.
							Keep community intact; schools, churches, recreation
							centers, and homes all next to these properties; too many
							auto accident already along 155 and 22; traffic already at
							breaking point; keep present zoning plan just approved
	Х		9/6/05	E049	AG/B3	B3	intact; keep Churchville village and residential.
							Glenville at 155 does not need spot zoning; more traffic will
							adversely affect school kids directly across from this
							location; area is AG and residential; too many traffic
							accidents already; across from Churchville Recreation
							Center with kids everywhere; keep quality of life intact; also
	Х		9/6/05	E049	AG/B3	B3	pertains to the Rt. 22 locations by the Big M .
			0.17.105	E0.40	10/00	D.C.	Will effect rural character of Churchville; concern with runoff
		Х	9/7/05	E049	AG/B3	B3	from development onto farm and traffic. Opposed. Properties are currently being farmed, changing
							to commercial would adversely affect the rural character of
							Churchville; located adjacent to and above tree farm;
							· · · · · · · · · · · · · · · · · · ·
	.,		0/7/05	E049	A C /D2	Do	worried about contaminated runoff; traffic congestion
	Х		9/7/05	E049	AG/B3	B3	already terrible on Rt. 22. Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
х			9/8/05	E049	AG/B3	В3	inappropriate.
			710100	2017	710750	50	Opposed. Previously, property had 25 acres rezoned to B3
							now they want 35 more; Churchville does not need 60 acres
							of B3 for future project out of scale with the rest of the
	Х		9/8/05	E049	AG/B3	В3	village.
							Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E049	AG/B3	В3	be denied according to the Master Plan.
							Opposed. Requests would change village character; traffic
							congestion on Rt. 22 is already terrible; drains onto tree
	Х		9/8/05	E049	AG/B3	В3	farm, runoff damaging.
							Opposed. Outside Development Envelope; close proximity
	Х		9/9/05	E049	AG/B3	B3	to village zoning.
							Owner of Oatride Bourlanes 15
			0/0/05	E0.40	40/00	5.0	Opposed. Outside Development Envelope; we have more
<u> </u>	Х		9/9/05	E049	AG/B3	B3	than enough excess commercial property in this County.
							Stick to the Master Dian and smart growth initiatives: yearnt
							Stick to the Master Plan and smart growth initiatives; vacant
	v		0/0/05	E040	Λ C /D2	מם	existing shopping centers and abandoned gasoline stations
<u> </u>	Х		9/9/05	E049	AG/B3	B3	already exist; traffic congestion already exists.
	v		9/9/05	E049	AG/B3	В3	Opposed. Traffic on Rt. 22; congestion.
	Х		CUIFIT	LU47	MOIDS	DS	ορροσού. Tranic on κε. 22, congestion.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Request would cause irreparable harm to the
							character and charm of Churchville and is in conflict with the
Х			no date	E049	AG/B3	B3	Harford County Master Plan. (Petition signed by 82)
							Opposed. Village areas should be surrounded by AG; B3
							next to a village defeats the purpose by allowing large
	Х		8/31/05	E050	AG	B3	shopping centers.
							Inconsistent with Master Plan; negative impact on rural
		Χ	8/31/05	E050	AG	В3	village; upzoning on Rt. 22 corridor is inappropriate.
	Х		8/31/05	E050	AG	В3	Public Notice Sign is 3/4 mile from property.
							One and Observe illegister and the Marker Discrete and in
							Opposed. Churchville designated by Master Plan to remain
			0/04/05	5050	4.0	D 0	rural; no public water/sewer; road is not capable of handling
	Х		8/31/05	E050	AG	B3	more traffic; already sufficient commercial in County.
							Opposed. Already have empty stores in Campus Hills
			0/01/05	F0F0	4.0	D2	Shopping Center and other unused tracks of land
	Х		8/31/05	E050	AG	B3	designated for business.
							Concerned with traffic congestion along Rt. 22; physical
		.,	0/21/05	F0F0	4.0	מח	changes needed for MD 22 before new development is
		Х	8/31/05	E050	AG	B3	allowed. Commercial uses are not supported in area; more should
							not be added; keep area rural; inconsistent with Master
		v	8/31/05	E050	AG	В3	Plan.
		Х	0/31/03	E030	AG	DS	Plati.
		х	8/31/05	E050	AG	В3	Do not expand existing commercial.
		X	0/0//00	2000	710	50	Need Village Plan; issues proposed will create more
		Х	9/1/05	E050	AG	В3	blacktop, runoff, fuel burning, and traffic issues.
			., ., .,				Opposed. Commercial would drain the water and beauty
							from the area; crime has risen with the development;
	Х		9/1/05	E050	AG	В3	highways in the area are congested.
							Opposed. Unused properties now in place can be renovated
							to fit needs; main roads are overcrowded and dangerous -
							people are injured and killed often; roads not maintained
							and taxes may increase because of needs for more
	Х		9/4/05	E050	AG	B3	infrastructure.
							Will effect rural character of Churchville; concern with runoff
		Х	9/7/05	E050	AG	В3	from development onto farm and traffic.
							Opposed. Properties are currently being farmed, changing
							to commercial would adversely affect the rural character of
							Churchville; located adjacent to and above tree farm;
			0/7/05	F0F0	4.0	5.0	worried about contaminated runoff; traffic congestion
Х			9/7/05	E050	AG	B3	already terrible on Rt. 22. Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E050	AG	В3	inappropriate.
			710103	LUJU	70	ມນ	Opposed. Previously, property had 25 acres rezoned to B3
							now they want 35 more; Churchville does not need 60 acres
							of B3 for future project out of scale with the rest of the
	Х		9/8/05	E050	AG	В3	village.
	^		710103	LUJU	ΛU	טט	villayo.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E050	AG	B3	be denied according to the Master Plan.
							Opposed. Requests would change village character; traffic
							congestion on Rt. 22 is already terrible; drains onto tree
	Х		9/8/05	E050	AG	В3	farm, runoff damaging.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E050	AG	B3	already exist; traffic congestion already exists.
			0/0/05	F0F0	4.0	Do	Ourseard Traffic on DL 22 and see line
	Х		9/9/05	E050	AG	B3	Opposed. Traffic on Rt. 22; congestion.
							Opposed. Request would cause irreparable harm to the character and charm of Churchville and is in conflict with the
			mo eleti	F0F0	4.0	Do	
Х			no date	E050	AG	B3	Harford County Master Plan. (Petition signed by 82)
							Opposed. Commercial would drain the water and beauty from the area; crime has risen with the development;
	v		9/1/05	E051	VB/AG	B3	highways in the area are congested.
	Х		CU/I 16	EU3 I	V B/AG	БJ	Opposed. Unused properties now in place can be renovated
							to fit needs; main roads are overcrowded and dangerous -
							people are injured and killed often; roads not maintained
							and taxes may increase because of needs for more
	v		9/4/05	E051	VB/AG	В3	infrastructure.
	Х		9/4/03	E031	VD/AG	DO	Keep community intact; schools, churches, recreation
							centers, and homes all next to these properties; too many
							auto accident already along 155 and 22; traffic already at
							breaking point; keep present zoning plan just approved
	х		9/6/05	E051	VB/AG	В3	intact; keep Churchville village and residential.
	^		710103	LUJI	VDIAG	DJ	Glenville at 155 does not need spot zoning; more traffic will
							adversely affect school kids directly across from this
							location; area is AG and residential; too many traffic
							accidents already; across from Churchville Recreation
							Center with kids everywhere; keep quality of life intact; also
	Х		9/6/05	E051	VB/AG	В3	pertains to the Rt. 22 locations by the Big M .
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
х			9/8/05	E051	VB/AG	В3	inappropriate.
							Opposed. There is enough commercial zoning along 22; no
	Х		9/8/05	E051	VB/AG	В3	public water or sewer; Rt. 22 is now overburdened.
							AG land should not be made commercial; it defeats keeping
							area in AG production; also defeats purpose of keeping
							commercial properties clustered along Rt. 40 & Rt. 1 and
	Х		9/8/05	E051	VB/AG	В3	revitalizing and redeveloping those areas.
							Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E051	VB/AG	B3	be denied according to the Master Plan.
							Opposed. Request would change village character; traffic
	Χ		9/8/05	E051	VB/AG	В3	congestion on Rt. 22 is already terrible.

	Туре						
		Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	.,		0/0/05	F0F1	VDAC	מם	Opposed. Outside Development Envelope; close proximity
	Х		9/9/05	E051	VB/AG	B3	to village zoning.
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E051	VB/AG	B3	already exist; traffic congestion already exists.
							Opposed. Traffic is already terrible; widening roads is not
							the answer; enough empty business areas without having to
	Х		9/7/05	E052	RR/AG/B2	B2	rezone more property.
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
х			9/8/05	E052	RR/AG/B2	B2	inappropriate.
٨			710103	LUJZ	MMAGIDZ	DΖ	Opposed. Site is surrounded by residential use; no need to
							increase commercial density from its present designation
							which could have negative impacts on adjoining residential
	Х		9/8/05	E052	RR/AG/B2	B2	properties.
							Rezoning will erode AG land and escalate domino effect of
							development; quality of life; harm reuse and redevelopment
	v		0/0/05	E0E3		מם	of existing commercial along Rt. 40 and Rt. 1; increase
	Х		9/8/05	E052	RR/AG/B2	B2	invasive sprawl; outside the Development Envelope. Opposed. Traffic is already terrible; widening roads is not
							the answer; enough empty business areas without having to
	Х		9/7/05	E052-1	RR/AG/B2	B2	rezone more property.
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
			0.10.10.5	E050.4	554655	D 0	Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E052-1	RR/AG/B2	B2	inappropriate. Opposed. Site is surrounded by residential use; no need to
							increase commercial density from its present designation
							which could have negative impacts on adjoining residential
	Х		9/8/05	E052-1	RR/AG/B2	B2	properties.
	, , , , , , , , , , , , , , , , , , ,						Near entrance to area of AG preservation; near lower Deer
							Creek Valley preservation district; encourages other
							rezonings and development; encourages farmers to sell out;
	Х		9/8/05	E052-1	RR/AG/B2	B2	quality of life; redevelop and reuse.
							Representative for neighborhood - 12 homes making up
							Rockdale subdivision. Traffic impacts; well/septic impacts;
		v	0/21/05	E054	RR	VB	chemicals from businesses; loss of property values; streets
<u> </u>		Х	8/31/05	EU34	KK	VĎ	have no turnarounds; lighting and signage issues. Representing 12 property owners. Children safety issues;
							traffic, well/septic issues; contamination from gas tanks;
							lighting and signage; already have two vacant gas stations
		Х	9/1/05	E054	RR	VB	and shopping center.
							it a

	Туре						
		Speaker at			E		
Letter	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
х			9/1/05	E054	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septics would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
x			9/1/05	E054	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septics would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
	Х		9/2/05	E054	RR	VB	Opposed. Please help control growth.
	Х		9/5/05	E054	RR	VB	Opposed. Currently have well and septic problems; decrease property values; increase traffic.
Х			9/8/05	E054	RR	VB	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	Х		9/9/05	E054	RR	VB	Unnecessary extension of business zoning; increased traffic and signs.
	Х		8/31/05	E055	RR	VB	Opposed. Recent development resulted in road degrading, higher taxes, overcrowding in schools, big trucks, water runoff problems, and wildlife in roads due to loss of habitation; AG allows development and conserves natural resources.
		Х	8/31/05	E055	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues. Representing 12 property owners. Children safety issues;
		Х	9/1/05	E055	RR	VB	traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
	Х		9/1/05	E055	RR	VB	Opposed. Area cannot withstand more traffic; keep residential area; don't need more businesses on this road. Opposed. Congestion on Rt. 22 is a nightmare; well and
	Х		9/1/05	E055	RR	VB	septic are a problem; street is too small to accommodate any kind of business, a business on the corner of Rockdale and 22 would bring people down road to turn around in driveways.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. School buses board next to proposed site;
							additional traffic places children at risk; wells and septics
							would be strained; chemical releases from business could
							contaminate water supply (as at other County gas stations);
							loss of property value; Rt. 22 and Rockdale already a
							difficult intersection and Rockdale driveways would be used
							as a turnaround (dead-end with no turnaround); lighting and
х			9/1/05	E055	RR	VB	signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
^			7/ 1/03	L033	IXIX	VD	Opposed. School buses board nest to one of the proposed
							sites, additional traffic would place children at risk, wells and
							septic would be strained, chemical releases from business
							could contaminate water supply (as at other County gas
							stations), loss of property value, Rt. 22 and Rockdale
							already a difficult intersection, Rockdale driveways would be
							used as a turnaround (dead-end with no turnaround),
							lighting and signage associated with business could cause a
							nuisance and detract from property values, Churchville
			0/1/05	FOFF	DD	VD	already has business it cannot support. (Petition signed by
Х	Х		9/1/05 9/2/05	E055 E055	RR RR	VB VB	25) Opposed. Please help control growth.
	^		712103	L033	IXIX	VD	Opposed. Currently have well and septic problems;
	Х		9/5/05	E055	RR	VB	decrease property values; increase traffic.
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E055	RR	VB	inappropriate.
			710103	L033	IXIX		Unnecessary extension of business zoning; increased traffic
	Х		9/9/05	E055	RR	VB	and signs.
							Opposed Descrit development assets the discrete discrete
							Opposed. Recent development resulted in road degrading, higher taxes, overcrowding in schools, big trucks, water run-
							off problems, and wildlife in roads due to loss of habitation;
	х		8/31/05	E056	AG	R1	AG allows development and conserves natural resources.
							Opposed. Would alter character of the area; do not have
							sewer or water; building moratorium in this area; would
							negatively impact quality of life; not compatible with existing
	Х		9/1/05	E056	AG	R1	neighborhood.
							Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities;
	Х		9/6/05	E056	AG	R1	storm runoff a problem; water problems.
	, ,,					1	Opposed. Do not want to see others people homes in our
	Х		9/7/05	E056	AG	R1	backyard; traffic concerns.
							Opposed. Would alter character of the area; do not have
							sewer or water; building moratorium in this area; would
	v		9/1/05	E057	AG	R1	negatively impact quality of life; not compatible with existing neighborhood.
L	Х		71 1100	LUJ/	AU	ПΠ	пեւցпьотноси.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Would alter character of the area; do not have
							sewer or water; building moratorium in this area; would
							negatively impact quality of life; not compatible with existing
	Х		9/1/05	E058	AG	R1	neighborhood.
							Opposed. Loss of wildlife; environmental concerns;
							increased traffic; overcrowded schools; strained utilities;
	Х		9/6/05	E058	AG	R1	storm runoff a problem; water problems.
							Opposed. Do not want to see others people homes in our
	Х		9/7/05	E058	AG	R1	backyard; traffic concerns.
	Х		9/4/04	E059	RR	B2	Opposed. Will increase traffic.
							Concerns about Rhinefort/Perry Road connection; do not
							want cut-through road to MD136; traffic and quality of life
		Х	9/1/05	E059	RR	B2	issue; safety is an issue.
							Opposed. Increased traffic congestion and accidents; plenty
							of empty business centers in area - fill those spaces first
	Х		9/1/05	E059	RR	B2	before creating more areas to develop.
							Opposed. Land and water supply already overtaxed; roads
							overcrowded; fire companies, police agency, and
							emergency center overloaded; drug and crime problems are
							out of hand; need for new schools and agency in the County
							to help with these situations; take senior citizens into
	Х		9/1/05	E059	RR	B2	consideration.
							Traffic issues. Rt. 22 corridor is full of failed businesses;
		Х	9/1/05	E059	RR	B2	revitalize instead of rezone.
							Opposed. Traffic will become more congested, increase in
	Х		9/2/05	E059	RR	B2	commercial in area of last few years.
							Opposed. Do not need any more business or traffic on Rt.
							22; existing empty sites at the shopping center; traffic
	Х		9/3/05	E059	RR	B2	concerns.
	Х		9/4/05	E059	RR	B2	Opposed. Traffic concerns, decrease in property values.
			0/4/05	F0F0	DD	DO.	One and County's aurenanded as more development
	Х		9/4/05	E059	RR	B2	Opposed. County is overcrowded, no more development. Opposed. Will increase traffic; use should be made of
	.,		0/5/05	F0F0	DD	DΩ	1 ' '
	Х		9/5/05	E059	RR	B2	Campus Hills Shopping Center. Opposed. Increased traffic, no additional businesses
	,,		0/5/05	E059	RR	B2	needed.
	X		9/5/05 9/5/05	E059	RR	B2 B2	Opposed. Traffic will become more congested.
	X		9/5/05	E059	RR	B2 B2	Opposed. Traffic will become more congested.
	X		9/5/05	E059	RR	B2	Opposed. Infrastructure is inadequate; safety.
	٨		713103	LUJ7	IXIX	DZ.	Opposed. Increased traffic; do not want to live near
							commercial real estate with the potential for failed
	Х		9/5/05	E059	RR	B2	businesses and vacant buildings.
	^		710100	2007	TAIX	52	Opposed. Negative impact on wells in the neighborhood;
							congestion of traffic at an already difficult intersection;
							creation of additional businesses when there are several
	Х		9/5/05	E059	RR	B2	vacant shops in the Campus Hills Shopping Center.
	^		7,0100		1414	52	Do not expand building envelope; Churchville does not need
							more retail/commercial/business; excess of unused tetail in
							Campus Hills Shopping Center; not enough water to support
	Х		9/6/05	E059	RR	B2	more business.
	^	L	7,0100	_007		J-2	

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Inconsistent with Land Use Plan; no water and sewer; hydric
							soils; wetlands; floodplain in area; no traffic studies have
	Χ		9/6/05	E059	RR	B2	been done; concerned about school capacity.
	Χ		9/6/05	E059	RR	B2	Opposed. Traffic concerns.
	Х		9/6/05	E059	RR	B2	Opposed. Will increase traffic and accidents.
							Keep rural nature and use good judgment in rezoning.
							Already enough vacant commercial in shopping center;
		Х	9/7/05	E059	RR	B2	revitalize existing commercial.
							There are enough vacant office spaces crowding the area
							that could be taken over instead of building more; traffic on
			0.17.10.5	F0F0	-	D.0	Route 22 is bad; do not need more convenience stores
	Х		9/7/05	E059	RR	B2	along this road.
			0/7/05	F050	D.D.	P.0	Opposed. Rezoning would cause a major strain on
	Х		9/7/05	E059	RR	B2	infrastructure in the Rt. 22 corridor; traffic concerns. Opposed to development outside the Development
							1 ' '
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
			0/0/05	F0F0	DD	DO.	Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E059	RR	B2	inappropriate.
	.,		0/0/05	F0F0	DD	D2	No mare business meded in this area, traffic concerns
	Х		9/8/05	E059	RR	B2	No more business needed in this area; traffic concerns.
							Opposed. Area does not need another shopping center or
							high density commercial use; marginal Churchville Shopping
							Center next door which always has vacant stores and two
							vacant pad sites with old restaurants; adding new
	Χ		9/8/05	E059	RR	B2	commercial use to this area makes it harder to find tenants.
	^		710103	L037	IXIX	DZ	Development should be consistent with Master Plan and
							Village concept; B1, B2 and B3 in Churchville village should
		х	9/8/05	E059	RR	B2	be denied according to the Master Plan.
		٨	710103	L037	IXIX	DZ	Opposed. Traffic in this area is already very bad; nearby
							business areas are not populated which leads to dilapidated
	Х		9/9/05	E059	RR	B2	vacancies.
			717100	2007		52	Opposed. Traffic concerns, safety, used vacant commercial
	Х		9/9/05	E059	RR	B2	space.
				,			1717
							Stick to the Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	E059	RR	B2	already exist; traffic congestion already exists.
			-		<u> </u>	<u> </u>	Oppose. Traffic is already bad; nearby business areas are
	Х		9/9/05	E059	RR	B2	not populated which leads to dilapidated vacancies.
							Unnecessary extension of business zoning; increased traffic
	Х		9/9/05	E059	RR	B2	and signs.
							Opposed. Property doesn't perc; effect on other wells;
							dangerous intersection; may not have adequate drainage;
	Х		9/13/05	E059	RR	B2	no sidewalks, lights or fire hydrants.
	Х			E059	RR	B2	Opposed. Increased traffic, over capacity schools.
							Opposed. Property should not be rezoned since it across
	Χ		8/8/05	E060	AG	B2	from Churchville Elementary School and Episcopal Church.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
	х		8/22/05	E060	AG	B2	Property is adjacent to a number of individual single family homes, Churchville Elementary School, Church of The Holy Trinity, and Churchville Recreation Center; rezoning would radically and detrimentally change the nature of this community.
	х		8/23/05	E060	AG	B2	Commercial construction and maintenance company would create an eyesore in an area of homes, church, recreation center, and elementary school; businesses of this type need to be located in industrial parks or along route 40 where there are similar businesses; would be badly out of place and may significantly reduce property values in the area.
х			8/29/05	E060	AG	В3	Opposed by residents of Churchville and surrounding communities; inconsistent with Master Plan; would change rural character of Churchville; traffic and safety issues; adjacent to designated historical district; environmental issues. (Petition signed by 130)
X			8/29/05	E060	AG	В3	Opposed by residents of Churchville and surrounding communities; inconsistent with Master Plan; would change rural character of Churchville; traffic and safety issues; adjacent to designated historical district; environmental issues. (Petiton signed by 130)
			0.2.7.00				Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used;
		Х	8/31/05	E060	AG	B2	traffic - school bus issues existing in front of subject property.
							Opposed. Let area remain as designated on Land Use Plan;
							owners have already been denied previous zoning change
	Х		8/31/05	E060	AG	B2	and crosses setback lines and stores large trucks in a residential area.
							Opposed. Spot zoning; follow the Master Plan; additional development could deplete water table and springs that feed Deer Creek; history of abusing zoning laws; lots were artificially created out of a 45 acre parcel that has been in
	Х		8/31/05	E060	AG	B2	crops for 200 years. Beautiful area will be ruined if permitted; not opposed to
							development; opposed to haphazard change; maintain rural
		Х	8/31/05	E060	AG	B2	character at Glenville and MD155.
	Х		8/31/05	E060	AG	B2	Opposed. Adjacent property owner; noise, traffic, and safety of children is a concern; school should be secluded from this; don't want to turn 155 into major highway.
-	^		0131103	_000	٨٥	DZ	Opposed. Churchville is a suburban community; if B2 or B3
							occurs nearby, it will bring traffic, pollution, noise, and
							unhappiness to many living nearby; save community
	Х		8/31/05	E060	AG	B2	character.
							Opposed. Worried about safety walking or ride bikes to
<u> </u>	Х		8/31/05	E060	AG	B2	Churchville Recreation Center.
							Located near Finney Historic District; home is historic
		Х	8/31/05	E060	AG	B2	landmark; no commercial zoning in residential district adjacent to AG.
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	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
			0/21/05	F0/0	4.0	DO	Opposed. Inappropriate spot zoning; too close to Churchville
	Х		8/31/05	E060	AG	B2	Elementary; Glenville/155 already dangerous. Member of Citizens Protecting Churchville. Inconsistent with
							Land Use Plan; spot zoning; opposed to commercial uses
		Х	8/31/05	E060	AG	B2	on MD 155; changes rural character.
		Α	0/01/00	L000	710	DZ.	Property values will decrease with commercial zoning; loss
							of rural character; impacts on environment, traffic and
		Х	8/31/05	E060	AG	B2	safety; use is unsuitable for site.
							Not consistent with Master Plan; traffic - dangerous
		Х	8/31/05	E060	AG	B2	intersections; too close to school; will attract drug dealers.
							Opposed. Violates Master Plan and rural village intent; no
							additions of commercial zoning unless analysis determines a
							need; commercial development at this location would negatively affect lifestyle, aesthetics, economic
	х		8/31/05	E060	AG	B2	environmental, and safety effects on community.
	^		0/3/1/03	L000	AO	DZ	Traffic and safety issues due to increase in vehicular
							congestion; there should be a buffer zone of up to one mile
		Х	8/31/05	E060	AG	B2	around schools.
							Opposed. Concerned that increased traffic due to proposed
							businesses will jeopardize children attending Churchville
							Elementary School and the Recreation center across the
			0/04/05	E0/0	4.0	D.O.	street; defies first guiding principle of Master Plan, safe
Х			8/31/05	E060	AG	B2	community.
							Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep
		х	8/31/05	E060	AG	B2	village area - keep rural.
		Λ	0/31/03	L000	7.0	DZ	Opposed. Agrees with previous speakers; also, there are
		Х	8/31/05	E060	AG	B2	zoning violations on the property.
		Х	8/31/05	E060	AG	B2	Commercial is inappropriate in AG area.
							Opposed. Village concept was promised in last Master Plan;
							request would industrialize neighborhood; past owners have
			0/04/05	F0/0	4.0	Do	ignored zoning regulations; plans are inappropriate for
	Х		8/31/05	E060	AG	B2	Churchville. Inconsistent with Master Plan.
	 	Х	8/31/05	E060	AG	B2	Representative for Holy Trinity Church. Oppose rezoning
							due to close proximity to church and school; inconsistent
		Х	8/31/05	E060	AG	B2	with Master Plan.
					-	1	Need Village Plan; issues proposed will create more
		Х	9/1/05	E060	AG	B2	blacktop, runoff, fuel burning, and traffic issues.
							Opposed. Churchville should remain a rural area, traffic
	Х		9/1/05	E060	AG	B2	would increase resulting in more accidents.
							Concerned about plans for heavy mechanical business on
			0/1/05	F0/0	40	D0	property; previously violation of zoning in starting business
	Х		9/1/05	E060	AG	B2	and building structure. Opposed. Churchville already has business zoned property
							sitting empty and unused; do not need to add to that,
							especially in this rural area; would also add to danger of
	Х		9/6/05	E060	AG	B2	intersection which is already hazardous.
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	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Keep community intact; schools, churches, recreation
							centers, and homes all next to these properties; too many
							auto accident already along 155 and 22; traffic already at
							breaking point; keep present zoning plan just approved
	Х		9/6/05	E060	AG	B2	intact; keep Churchville village and residential.
							Glenville at 155 does not need spot zoning; more traffic will
							adversely affect school kids directly across from this
							location; area is AG and residential; too many traffic
							accidents already; across from Churchville Recreation
	.,		9/6/05	E060	۸۲	DO	Center with kids everywhere; keep quality of life intact; also
	Х		9/0/05	EU0U	AG	B2	pertains to the Rt. 22 locations by the Big M . Opposed. Inconsistent with the Master Plan; would change
							rural character of Churchville; traffic concerns; safety
							concerns for children and elderly; applicants were previously
							denied B2 zoning on the property; adjacent to historical
							district; environmental issues; applicants have a history of
	Х		9/7/05	E060	AG	B2	abusing zoning laws.
							Opposed. Prior to any approval, petitioner should be
							responsible for conducting studies for traffic and
							environmental conditions showing objective evidence the
	Х		9/7/05	E060	AG	B2	community will not be adversely affected.
							Several existing empty businesses in Churchville;
							inconsistent with the Master Plan; spot zoning; a new
				=			business would start a precedent that would undermine the
	Х		9/7/05	E060	AG	B2	rural nature of the area. Inconsistent with the Master Plan; would change rural
							character of Churchville; traffic concerns; safety concerns
							for children and elderly; applicants were previously denied
							B2 zoning on the property; lot artificially created out of a 45
							acre parcel; adjacent to historical district; environmental
	Х		9/7/05	E060	AG	B2	issues; history of abusing zoning laws.
							Master Plan states that Churchville is a rural village where
							agriculture shall remain the dominant land use; existing
							business should meet needs of the community; elementary
							school, church, elderly assisted living home, and recreation
							center would be impacted by increased traffic and
	Х		9/7/05	E060	AG	B2	environmental concerns.
							Master Plan states that Churchville is a rural village where
							agriculture shall remain the dominant land use; existing
							business should meet needs of the community; elementary
							school, church, elderly assisted living home, and recreation center would be impacted by increased traffic and
	v		9/7/05	E060	AG	B2	environmental concerns.
	Х		71 1100	∟000	AG	DΖ	Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
х			9/8/05	E060	AG	B2	inappropriate.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							One and Black and a second sec
							Opposed. Placing commercial/retail across from any
							elementary school or recreation center is placing children in
							harms way; Churchville suffers from AM and PM gridlock;
							lack proper roads, water, sewer and police protection for
			0/0/05	F0/0	4.0	DO.	new development; high traffic business/retail not needed;
	Х		9/8/05	E060	AG	B2	will deteriorate safety and value of community. Inconsistent with Master Plan; no commercial businesses in
							the area; would change rural character; increased traffic;
	х		9/8/05	E060	AG	B2	safety issues; environmental issues.
	^		7/0/03	L000	AG	DZ	Inconsistent with Master Plan; no commercial businesses in
1							the area; would change rural character; increased traffic;
1	х		9/8/05	E060	AG	B2	safety issues; environmental issues.
			., 5, 50	_000	,,,,	1	Opposed. Inconsistent with Master Plan; change of rural
1							character; traffic; environmental; history of abusing zoning
	Х		9/8/05	E060	AG	B2	laws.
					-	1	Development should be consistent with Master Plan and
1							Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E060	AG	B2	be denied according to the Master Plan.
							Opposed. Close vicinity to Churchville Elementary School;
							roads not equipped to handle traffic generated by
							commercial/business; historic district; area is rural farm
							community; there are ample business locations in areas
	Х		9/8/05	E060	AG	B2	zoned for that.
							Our and Describe should not be accounted since it assess
	.,		0/0/05	E061	۸۲	B2	Opposed. Property should not be rezoned since it across
	Х		8/8/05	EUOI	AG	DZ	from Churchville Elementary School and Episcopal Church. Property is adjacent to a number of individual single family
							homes, Churchville Elementary School, Church of The Holy
							Trinity, and Churchville Recreation Center; rezoning would
							radically and detrimentally change the nature of this
	х		8/22/05	E061	AG	B2	community.
							A commercial construction and maintenance company
1							would create an eyesore in an area of homes, church,
1							recreation center, and elementary school; businesses of this
1							type need to be located in industrial parks or along route 40
1							where there are similar businesses; would be badly out of
							place and may significantly reduce property values in the
	Х		8/23/05	E061	AG	B2	area.
							Already unused commercial property in Campus Hills
1							Shopping Center and along Rt. 22 which should be used;
1			0/04/05	F0/4	4.0	Do	traffic - school bus issues existing in front of subject
		Х	8/31/05	E061	AG	B2	property. Opposed. Let area remain as designated on Land Use Plan;
1							owners have already been denied previous zoning change
1							and crosses setback lines and stores large trucks in a
	v		8/31/05	E061	AG	B2	residential area.
	Х		0/3/1/03	EU01	AG	DZ	Opposed. Spot zoning; follow the Master Plan; additional
							development could deplete water table and springs that feed
1							Deer Creek; history of abusing zoning laws; lots were
							artificially created out of a 45 acre parcel that has been in
1	Х		8/31/05	E061	AG	B2	crops for 200 years.
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	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Beautiful area will be ruined if permitted; not opposed to
							development; opposed to haphazard change; maintain rural
		Х	8/31/05	E061	AG	B2	character at Glenville and MD155.
							Opposed. Adjacent property owner; noise, traffic, and safety
							of children is a concern; school should be secluded from
							this; don't want to turn 155 into major highway, which would
	Х		8/31/05	E061	AG	B2	happen with requested zoning.
							Opposed. Churchville is a suburban community; if B2 or B3
							occurs nearby, it will bring traffic, pollution, noise, and
							unhappiness to many living nearby; save community
	Х		8/31/05	E061	AG	B2	character.
						_	Opposed. Worried about safety walking or ride bikes to
	Х		8/31/05	E061	AG	B2	Churchville Recreation Center.
							Located near Finney Historic District; home is historic
			0/04/05	E0/4	4.0	50	landmark; no commercial zoning in residential district
		Х	8/31/05	E061	AG	B2	adjacent to AG.
							Opposed Inappropriate and Taning too close to Church III-
	.,		0/21/05	F0/1	4.0	D2	Opposed. Inappropriate spot zoning; too close to Churchville
	Х		8/31/05	E061	AG	B2	Elementary; Glenville/155 already dangerous. Member of Citizens Protecting Churchville. Inconsistent with
							Land Use Plan; spot zoning; opposed to commercial uses
		v	8/31/05	E061	AG	B2	on MD 155; changes rural character.
		Х	0/31/03	E001	AG	DZ	Property values will decrease with commercial zoning; loss
							of rural character; impacts on environment, traffic and
		х	8/31/05	E061	AG	B2	safety; use is unsuitable for site.
		^	0/3/1/03	LUUT	ΛO	DZ	Not consistent with Master Plan; traffic - dangerous
		Х	8/31/05	E061	AG	B2	intersections; too close to school; will attract drug dealers.
		X	0/01/00	2001	710	52	Opposed. Violates Master Plan and rural village intent; no
							additions of commercial zoning unless analysis determines a
							need; commercial development at this location would
							negatively affect lifestyle, aesthetics, economic
	Х		8/31/05	E061	AG	B2	environmental, and safety effects on community.
							Traffic and safety issues due to increase in vehicular
							congestion; there should be a buffer zone of up to one mile
		Х	8/31/05	E061	AG	B2	around schools.
							Opposed. Concerned that increased traffic due to proposed
							businesses will jeopardize children attending Churchville
							Elementary School and the Recreation center across the
				_	_		street;defies first guiding principle of Master Plan, safe
Х			8/31/05	E061	AG	B2	community.
							Campus Hills Shopping Center cannot support commercial
			0/04/05	E0/4	4.0	50	uses in area; more commercial should not be added; keep
		Х	8/31/05	E061	AG	B2	village area - keep rural.
		.,	0/21/05	F0/1	4.0	D2	Opposed. Agrees with previous speakers; also, there are
		X	8/31/05	E061	AG	B2	zoning violations on the property.
		Х	8/31/05	E061	AG	B2	Commercial is inappropriate in AG area. Opposed. Village concept was promised in last Master Plan;
							request would industrialize neighborhood; past owners have
							ignored zoning regulations; plans are inappropriate for
	v		8/31/05	E061	AG	B2	Churchville.
	Х	Х	8/31/05	E061	AG	B2	Inconsistent with Master Plan.
		Χ	0/3/1/03	EU0 I	AG	DZ	IIICUIISISCHI WIIII WASCH FIAH.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Representative for Holy Trinity Church. Oppose rezoning
							due to close proximity to church and school; inconsistent
		Χ	8/31/05	E061	AG	B2	with Master Plan.
							Need Village Plan; issues proposed will create more
		Х	9/1/05	E061	AG	B2	blacktop, runoff, fuel burning, and traffic issues.
							Opposed. Churchville should remain a rural area, traffic
	Х		9/1/05	E061	AG	B2	would increase resulting in more accidents.
							Opposed. Churchville already has business zoned property
							sitting empty and unused; do not need to add to that,
							especially in this rural area; would also add to danger of
	Х		9/6/05	E061	AG	B2	intersection which is already hazardous.
							Keep community intact; schools, churches, recreation
							centers, and homes all next to these properties; too many
							auto accident already along 155 and 22; traffic already at
							breaking point; keep present zoning plan just approved
	Х	<u> </u>	9/6/05	E061	AG	B2	intact; keep Churchville village and residential.
							Glenville at 155 does not need spot zoning; more traffic will
							adversely affect school kids directly across from this
							location; area is AG and residential; too many traffic
							accidents already; across from Churchville Recreation
							Center with kids everywhere; keep quality of life intact; also
	Х		9/6/05	E061	AG	B2	pertains to the Rt. 22 locations by the Big M.
							Opposed. Inconsistent with the Master Plan; would change
							rural character of Churchville; traffic concerns; safety
							concerns for children and elderly; applicants were previously
							denied B2 zoning on the property; adjacent to historical
							district; environmental issues; applicants have a history of
	Х		9/7/05	E061	AG	B2	abusing zoning laws.
							Opposed. Prior to any approval, petitioner should be
							responsible for conducting studies for traffic and
							environmental conditions showing objective evidence the
	Х		9/7/05	E061	AG	B2	community will not be adversely affected.
							Several existing empty businesses in Churchville;
							inconsistent with the Master Plan; spot zoning; a new
							business would start a precedent that would undermine the
	Х		9/7/05	E061	AG	B2	rural nature of the area.
							Inconsistent with the Master Plan; would change rural
							character of Churchville; traffic concerns; safety concerns
							for children and elderly; applicants were previously denied
							B2 zoning on the property; lot artificially created out of a 45
			0/7/05	F0/1	4.0	50	acre parcel; adjacent to historical district; environmental
	Х		9/7/05	E061	AG	B2	issues; history of abusing zoning laws.
							Master Plan states that Churchville is a rural village where
							agriculture shall remain the dominant land use; existing
							business should meet needs of the community; elementary
							school, church, elderly assisted living home, and recreation
			0/7/05	F0/4	4.0	Do	center would be impacted by increased traffic and
	Х		9/7/05	E061	AG	B2	environmental concerns.

	Туре						
		Speaker at					
	Comment	Public	Doto	Issue	Existing	Requested	Summary of Comments
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Master Plan states that Churchville is a rural village where
							agriculture shall remain the dominant land use; existing
							business should meet needs of the community; elementary
							school, church, elderly assisted living home, and recreation
							center would be impacted by increased traffic and
	Х		9/7/05	E061	AG	B2	environmental concerns.
							Opposed to development outside the Development Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E061	AG	B2	inappropriate.
							Opposed. Placing commercial/retail across from any
							elementary school or recreation center is placing children in
							harms way; Churchville suffers from AM and PM gridlock;
							lack proper roads, water, sewer, police protection for new
			0/0/05	F0/4	4.0	50	development; high traffic business/retail not needed; will
	Х		9/8/05	E061	AG	B2	deteriorate the safety and value of community. Inconsistent with Master Plan; no commercial businesses in
							the area; would change rural character; increased traffic;
	Х		9/8/05	E061	AG	B2	safety issues; environmental issues.
							Inconsistent with Master Plan; no commercial businesses in
							the area; would change rural character; increased traffic;
	Х		9/8/05	E061	AG	B2	safety issues; environmental issues. Opposed. Inconsistent with Master Plan, change of rural
							character, traffic, environmental, history of abusing zoning
	Х		9/8/05	E061	AG	B2	laws.
							Development should be consistent with Master Plan and
			0/0/05	F0/4	4.0	Do	Village concept; B1, B2 and B3 in Churchville village should
		Х	9/8/05	E061	AG	B2	be denied according to the Master Plan. Opposed. Close vicinity to Churchville Elementary School;
							roads not equipped to handle traffic generated by
							commercial/business; historic district; area is rural farm
							community; there are ample business locations in areas
	Х		9/8/05	E061	AG	B2	zoned for that.
	Х		9/9/05	E061	AG	B2	Opposed. Spot zoning, traffic congestion, historical issues.
							Opposed to zoning changes along Stepney Road South; R3
							is inappropriate in areas with no public water and sewer;
							Stepney Road South is a small road with no shoulders which
							will not support another large increase associated with the
							volume of houses allowed in R3; also concerned that one or
	Х		9/1/05	E062	R1	R3	more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
							Opposed to development outside the Development
							Envelope; sufficient commercial and residential development
							zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning
							Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
Х			9/8/05	E062	R1	R3	inappropriate.
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	Туре						
		Speaker at					
	Comment	Public	Data	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments Opposed Traffic congestion and road natural concerns:
	Х		9/8/05	E062	R1	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
	^		710103	L002	IXI	100	Schools are already alrover capacity.
	Х		9/9/05	E062	R1	R3	Opposed. Spot zoning, traffic congestion, historical issues.
							Lack of water and sewer; roads are inadequate to
							accommodate additional traffic; schools are already
	Х		9/7/05	E062	R1	R3	overcrowded.
	х		9/1/05	E063	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
							Lack of water and sewer; roads are inadequate to
							accommodate additional traffic; schools are already
	Х		9/7/05	E063	R1	R3	overcrowded. Opposed to development outside the Development
Х			9/8/05	E063	R1	R3	Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate. Opposed. Traffic congestion and road network concerns;
	Х		9/8/05	E063	R1	R3	schools are already at/over capacity.
	х		9/1/05	E064	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
							Lack of water and sewer; roads are inadequate to
	Х		9/7/05	E064	R1	R3	accommodate additional traffic; schools are already overcrowded.
	Λ.		7,7700	2007	13.1	11.0	Opposed. Traffic congestion and road network concerns;
	Х		9/8/05	E064	R1	R3	schools are already at/over capacity.
	х		9/1/05	E065	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
							Lack of water and sewer; roads are inadequate to accommodate additional traffic; schools are already
	Х		9/7/05	E065	R1	R3	overcrowded.
					•••	,	Opposed. Traffic congestion and road network concerns;
	Х		9/8/05	E065	R1	R3	schools are already at/over capacity.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Recent development resulted in road degrading,
							higher taxes, overcrowding in schools, big trucks, water run-
							off problems, and wildlife in roads due to loss of habitation;
	Х		8/31/05	E067	AG	R1	AG allows development and conserves natural resources.
							Opposed. Would alter character of the area; do not have
							sewer or water; building moratorium in this area; would
							negatively impact quality of life; not compatible with existing
	Х		9/1/05	E067	AG	R1	neighborhood.
							Opposed. Loss of wildlife; environmental concerns;
							increased traffic; overcrowded schools; strained utilities;
	Х		9/6/05	E067	AG	R1	storm runoff a problem; water problems.
							Opposed. Do not want to see others people homes in our
	Χ		9/7/05	E067	AG	R1	backyard; traffic concerns.
							Hickory Manor is being surrounded by commercial which will
		Χ	9/1/05	E069	Gl	CI	impact community; excess commercial property exists.
							Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with
							previous speaker, "Hickory Manor is being surrounded by
							commercial which will impact community; excess
		Х	9/1/05	E069	GI	CI	commercial property exists."
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
			014105	E0/0	0.1		community maintains private street, wells and septics;
Х			9/1/05	E069	GI	CI	negative impact on community. (Petition signed by 16)
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
.,			0/1/05	F071	CI	CI	community maintains private street, wells and septics;
Х			9/1/05	E071	GI	CI	negative impact on community. (Petition signed by 16)
		v	0/1/05	F072	DO	CI	Hickory Manor is being surrounded by commercial which will
		Х	9/1/05	E072	RO	CI	impact community; excess commercial property exists. Properties in question are off of a private road; wetlands are
		Х	9/1/05	E072	RO	CI	also maintained by residents; water run off concerns.
		۸	71 1103	LUIZ	NO	OI .	Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with
							previous speaker, "Hickory Manor is being surrounded by
							commercial which will impact community; excess
		Х	9/1/05	E072	RO	CI	commercial property exists."
						<u> </u>	
							From Evergreen community. Is opposed to rezoning;
		Х	9/1/05	E072	RO	CI	however, if approved, should rezone his property as well.
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
							community maintains private street, wells and septics;
х			9/1/05	E072	RO	CI	negative impact on community. (Petition signed by 16)
							Hickory Manor is being surrounded by commercial which will
		Х	9/1/05	E073	R2	CI	impact community; excess commercial property exists.
							Properties in question are off of a private road; wetlands are
		Х	9/1/05	E073	R2	CI	also maintained by residents; water run off concerns.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with
							previous speaker, "Hickory Manor is being surrounded by
							commercial which will impact community; excess
		Х	9/1/05	E073	R2	CI	commercial property exists."
			0/4/05	E070	Do	01	From Evergreen community. Is opposed to rezoning;
		Х	9/1/05	E073	R2	CI	however, if approved, should rezone his property as well.
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
			0/1/05	F072	DO	CI	community maintains private street, wells and septics;
Х			9/1/05	E073	R2	CI	negative impact on community. (Petition signed by 16) Supports rezoning. Area is more conducive to business and
							will have little impact on traffic; traffic amount is currently
							unsafe for residences; wish to be included if rezoning is
	х		9/9/05	E073	R2	CI	approved.
	^		71 7103	L0/3	112	01	Hickory Manor is being surrounded by commercial which will
		Х	9/1/05	E074	R2	CI	impact community; excess commercial property exists.
							Properties in question are off of a private road; wetlands are
		Х	9/1/05	E074	R2	CI	also maintained by residents; water run off concerns.
							Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with
							previous speaker, "Hickory Manor is being surrounded by
							commercial which will impact community; excess
		Х	9/1/05	E074	R2	CI	commercial property exists."
							From Evergreen community. Is opposed to rezoning;
		Х	9/1/05	E074	R2	CI	however, if approved, should rezone his property as well.
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
			0/1/05	F074	Do		community maintains private street, wells and septics;
Х			9/1/05	E074	R2	CI	negative impact on community. (Petition signed by 16) Hickory Manor is being surrounded by commercial which will
		v	9/1/05	E075	R2	CI	impact community; excess commercial property exists.
		Х	71 1/00	LU/3	RΖ	- CI	Properties in question are off of a private road; wetlands are
		х	9/1/05	E075	R2	CI	also maintained by residents; water run off concerns.
		Λ	71 1103	L0/3	112	01	Castle Blaney HOA Representative. Major traffic and safety
							issues at Johnson Mill Road and Route 1; agree with
							previous speaker, "Hickory Manor is being surrounded by
							commercial which will impact community; excess
		Х	9/1/05	E075	R2	CI	commercial property exists."
							,
							From Evergreen community. Is opposed to rezoning;
		Х	9/1/05	E075	R2	CI	however, if approved, should rezone his property as well.
							Opposed. Neighborhoood is surrounded by commercial; a
							lot of unused commercial property already exists;
							community maintains private street, wells and septics;
Х			9/1/05	E075	R2	CI	negative impact on community. (Petition signed by 16)

	Mail or 9						
	omment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
V			9/8/05	E076	AG		Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.

2005/2006 Comprehensive Zoning Review COMMENTS District F

Туре							
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							MD Rt. 7 is designated area for business zoning and
							revitalization; already have enough business zoning; stick to
							Master Plan in all areas of up-zoning; do not expand outside
							the envelope; have enough units in the envelope to last into
	Х		9/6/05	F001	R1	CI	the next comprehensive rezoning.
							MD Rt. 7 is designated area for business zoning and
							revitalization of this area; already have enough business
							zoning; stick to Master Plan in all areas of up-zoning; do not
							expand outside the envelope; have enough units in the
	Х		9/6/05	F002	R1	CI	envelope to last into the next comprehensive rezoning.
			0/04/5=	F0.55			Impact on Riverside community; increase in traffic on MD
		Х	8/31/05	F003	AG	B1	543, I95, MD 136.
							Petition was signed. Traffic increase - roads over capacity
		Х	8/31/05	F003	AG	B1	w/safety issues; will change the immediate community.
							Does not wish to be any closer to business; street is very
							busy; rezoning would be a further hindrance to area and a
	Х		9/1/05	F007	R2	В3	safety issue.
							Opposed. Traffic that has developed in the past five years
							has caused many accidents; road curves and leaves the
							front of requesting properties blind to traffic from Laurel
	Х		9/1/05	F007	R2	В3	Bush; can hardly get out of driveway.
							Opposed. Wheel Road has an overflow of traffic, difficult to
			0/1/05	F007	DO	DO	get out of driveway; turning this property into a business
	Х		9/1/05	F007	R2	B3	would increase amount of traffic on the roads. Enough existing commercial development; out of place to
							add more B3 when R2 zoning is across the street, behind,
	х		9/7/05	F007	R2	В3	and adjacent to the parcel.
	^		711103	1 007	114	טט	Opposed. Surrounded by residential on three sides;
							decrease in property values; safety concerns for children;
							would expand the existing eyesore on the south side of the
	v		9/7/05	F007	R2	В3	100 block of Wheel Road.
	Х		711103	1 007	I\Δ	טט	Opposed. Traffic congestion on Wheel Road; plans are not
	х		9/8/05	F007	R2	В3	being made public.
	^		7,0700	1 001	112	50	Existing B3 properties in the 100 block of Wheel Road are
							not well maintained and detract from adjacent residential
							areas; object to further business development in the 200
	Х		9/8/05	F007	R2	В3	block of Wheel Road.
							Area should be kept residential; unsightly businesses
	Х		9/9/05	F007	R2	В3	decrease property values.

ummary of Comments
ID Rt. 7 is designated area for business zoning and
evitalization of this area; already have enough business
oning; stick to Master Plan in all areas of up-zoning; do not
xpand outside the envelope; have enough units in the
nvelope to last into the next comprehensive rezoning.
xisting B3 properties in the 100 block of Wheel Road are
ot well maintained and detract from adjacent residential
reas; object to further business development in the 200 lock of Wheel Road.
ock of Wheel Road.
ID Rt. 7 is designated area for business zoning and
evitalization of this area; already have enough business
oning; stick to Master Plan in all areas of up-zoning; do not
xpand outside the envelope; have enough units in the
nvelope to last into the next comprehensive rezoning.
npact on Riverside community; increase in traffic on MD 43, I95, MD 136.
etition was signed; traffic increase - roads over capacity
/safety issues; will change the immediate community.
pposed. (Petition signed by 52)
pposed. Changed from quiet country setting to developed
rea with trucks going by; request change to least offensive
oning to match character of area.
pposed. For many years uncontrolled expansion of the
usinesses operating from the property and increased noise
ollution from heavy equipment, dumpster operations and
uck repair has occurred causing a decrease in property
alues; septic transfer point from small trucks to large ones
s well as a refueling point without containment areas exist;
roperty borders small creek; operation causes water
ollution and is creating air quality problems in area. pposed. Was a nice quiet neighborhood years ago; did not
ish to live next to a trucking terminal with noise, pollution,
quipment maintenance and repairs day and night; business
nould never have been allowed to expand as it has in a
esidential area; do not wish to see property value decline
nymore.
pposed. Already has factory next to house; neighborhood
pes not need more factories or heavy equipment; property alue will decrease.
ir filled with exhaust; heavy equipment runs on weekends
nd early mornings; concern with fuel and sewage spills;
annot open windows due to diesel fuel smell; property
alues will continue to decrease; tractor trailers cannot
egotiate road now.
esidential area; air filled with exhaust; heavy equipment Ins on weekends and early mornings; concern with fuel
nd sewage spills; Swan Creek near by; cannot open
indows due to diesel fuel smell; property values will
ontinue to decrease.
ID Vin on National ID Vin on Nat

	Туре						
	E-Mail or	Speaker at					
	Comment	-		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
2010.	х		9/5/05	F011	R1	GI	Opposed to expanding business on Palomino Ranch Road; increased truck traffic on Robin Hood Road which is not adequate to handle the current traffic let alone any additional expansion; do not want property value to decrease further or the increased noise and pollution caused by the diesel burning equipment.
	X		9/5/05	F011	R1	GI	Is nice residential neighborhood and should be quiet; Robin Hood Road is not equipped or large enough to safely handle the 18 wheelers that currently drive up and down the road; travel is unsafe and the road is deteriorating fast; change will cause loss of property value, additional truck traffic and pollution and generally cause a lovely area to go downhill.
							Located in residential area; residents subjected to smell of
							diesel fuel and considerable noise from heavy equipment starting early in the morning, much of the time taking place on weekends when family and friends would like to enjoy the outside; operations have already decreased property values and quality of life; any type of spillage or pollution, raw sewage, chlorinated water or diesel fuel would feed into
	Х		9/5/05	F011	R1	Gl	Swan Creek and then into the Bay.
	Х		9/6/05	F011	R1	Gl	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
							Opposed. Already expanded past what is allowable under current zoning; residents are exposed to loud noise on weekends, diesel fumes, and potential environmental
	Х		9/6/05	F011	R1	Gl	impacts; spot zoning; already impacting property values.
			0/7/05	F011	D1	CI	Opposed. Do not want to see other peoples homes in our
	X		9/7/05 9/7/05	F011 F011	R1 R1	Gl	backyard; traffic concerns. Opposed. Already uses the property as if it has GI zoning and will continue to use heavy trucking and equipment on the property; has cleared/will continue to clear natural barriers; loud noise comes from property.
X	Х		9/8/05	F011	R1	GI GI	Opposed. Will cause future requests for rezoning in the area, and possibly annexation into the City of Aberdeen; City of Aberdeen has annexed adjacent land and allowed a warehouse/distribution center to be built close to existing residential neighborhoods, and it allows residential development around the fringes of the center; stop rezoning residential properties to commercial and industrial.
			0/0/05	F044	D1	CI	Opposed. Residential area is too close to this industrial
<u> </u>	Х		9/9/05	F011	R1	Gl	zone.
	Х		9/9/05	F011	R1	Gl	Opposed. Has been using R1 property for industrial operations for years; they are a nuisance and environmental hazard, and should be required to return use to residential.
							Impact on Riverside community; increase in traffic on MD
		Χ	8/31/05	F012	GI/B1	В3	543, I95, MD 136.

	Туре						
	E-Mail or	Speaker at					
	Comment			Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
				=	0.15		Petition was signed; traffic increase - roads over capacity
		Х	8/31/05	F012	GI/B1	B3	w/safety issues; will change the immediate community.
Х			8/31/05	F012	GI/B1	B3	Opposed. (Petition signed by 52) Impact on Riverside community; increase in traffic on MD
		v	0/21/05	F012-2	GI/B1	R3	543, 195, MD 136.
		Х	8/31/05	FUIZ-Z	GI/BT	KS	Major traffic and school impact; residents already cannot
		х	8/31/05	F012-2	GI/B1	R3	exist neighboring development.
Х		Λ	8/31/05	F012-2	G1/B1	R3	Opposed. (Petition signed by 52)
			0/0//00	10122	01/21	110	ppposou. (i oillion signou b) 02)
							Opposed. Recent development results in road degrading,
							higher taxes, overcrowding in schools, big trucks, water run-
							off problems, and wildlife in roads due to loss of habitation;
	Х		8/31/05	F013	AG	R2	AG allows development and conserves natural resources.
							Opposed. Would alter character of the area; parcels do not
							have sewer or water; is a building moratorium in area; would
	ļ ,.		0/1/05	F010	A.C.	DO	negatively impact quality of life of present homeowners;
	Х		9/1/05	F013	AG	R2	would not be compatible with existing neighborhood. Opposed. Loss of wildlife; environmental concerns;
							increased traffic; overcrowded schools; strained utilities;
	х		9/6/05	F013	AG	R2	storm runoff a problem; water problems.
	^		710103	1013	ΛU	IVZ	Opposed. Do not want to see other peoples homes in our
	Х		9/7/05	F013	AG	R2	backyard; traffic concerns.
			.,,,,,,				
	Х		9/8/05	F013	AG	R2	Opposed. Existing area is already overcrowded.
							James River / Bynum Run Watershed; outside Development
		Х	8/31/05	F016	AG	RR	Envelope; will cause traffic increase; no storm drains.
			0.10.10.5	E01/			Opposed. Traffic concerns; schools overcrowded; retain
	Х		9/3/05	F016	AG	RR	rural nature of area. Outside the Development Envelope; properties cannot pass
							perc test; water and sewage does not extend beyond the
							Development Envelope as per the Master Plan; effects the
							Bynum Run Watershed; opens up a thoroughfare from
							Wheel Road to 136, increasing traffic implications; affects
	Х		9/5/05	F016	AG	RR	rural nature of area.
						-	Outside the Development Envelope; follow Master Plan; no
							water and sewer; traffic concerns; negative environmental
		Х	9/7/05	F016	AG	RR	impact on Bynum Run Watershed.
	Х		9/8/05	F016	AG	RR	Opposed. Maintain existing AG, too much traffic on Rt. 136.
							Outside the Development Envelope; no water & sewer; not
							consistent with the Master Plan; environmental concerns;
	v		0/0/05	E01/	^_	חח	traffic concerns; schools should be improved; roads should
	Х		9/9/05	F016	AG	RR	be upgraded. Would make traffic interfering with Schenning farm worse;
							outside the Development Envelope; Master Plan does not
	х		9/9/05	F016	AG	RR	contemplate RR zoning in this area.
	Λ		717100	1010	7.0	1313	Supports rezoning. Currently resides on property in mobile
							home; too narrow to construct single family dwelling and
		Х	9/1/05	F017	AG	R1	mobile home is too small for family.
					-		

	Туре						
		Speaker at			F		
Letter	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Lotto		3					Summer of Summerica
			0/04/05	5010			James River / Bynum Run Watershed; outside Development
		Х	8/31/05	F018	AG	RR	Envelope; will cause traffic increase; no storm drains. Outside the Development Envelope; properties cannot pass
							perc test; water and sewage does not extend beyond the
							Development Envelope as per the Master Plan; effects the
							Bynum Run Watershed; opens up a thoroughfare from
							Wheel Road to 136, increasing traffic implications; affects
	Х		9/5/05	F018	AG	RR	rural nature of area.
							Outside the Development Envelope; follow Master Plan; no
							water and sewer; traffic concerns; negative environmental
		Х	9/7/05	F018	AG	RR	impact on Bynum Run Watershed.
		v	9/8/05	F018	AG	RR	Concerned about traffic, threats to watershed; well problems; school overcrowding; keep AG.
		Х	CUIOIE	Γυιδ	AG	KK	problems, school overcrowding, keep AG.
	х		9/8/05	F018	AG	RR	Opposed. Traffic congestion on Rt. 136; save farmlands.
				-	-		Outside the Development Envelope; no water and sewer;
							not consistent with the Master Plan; environmental
							concerns; traffic concerns; schools should be improved;
	Х		9/9/05	F018	AG	RR	roads should be upgraded.
							Would make traffic interfering with Schenning farm worse;
	Х		9/9/05	F018	AG	RR	outside the Development Envelope; Master Plan does not contemplate RR zoning in this area.
	Χ		919103	F010	AG	KK	There are seven houses surrounding current antique shop
							with right of way behind; concerns about this being used for
		Х	9/1/05	F019	B1	В3	ingress/egress for business.
							Supports request. Owner states neighbor is opposed
Х			9/7/05	F019	B1	B3	because tenants illegally use the property.
							Environmentally sensitive area; historically significant; Bush
							Declaration; Critical Area; no public sewage; traffic
		Х	8/31/05	F020	B1/R1	В3	congestion; adequate business zoning already in the area.
			2. 2 7. 00				January and droug
	Х		9/3/05	F020	B1/R1	В3	B3 is inappropriate for this area; historical in nature.
							MD Rt. 7 is designated area for business zoning and
							revitalization of this area; already have enough business
							zoning; stick to Master Plan in all areas of up-zoning; do not
							expand outside the envelope; have enough units in the
	х		9/6/05	F020	B1/R1	В3	envelope to last into the next comprehensive rezoning.
							Environmentally sensitive area; historically significant; Bush
							Declaration; Critical Area; no public sewage; traffic
		Х	8/31/05	F020-1	B1/R1	В3	congestion; adequate business zoning already in the area.
	Х		9/3/05	F020-1	B1/R1	В3	B3 is inappropriate for this area; historical in nature.
							MD Rt. 7 is designated area for business zoning and
							revitalization of this area; already have enough business
							zoning; stick to Master Plan in all areas of up-zoning; do not
							expand outside the envelope; have enough units in the
	Х		9/6/05	F020-1	B1/R1	В3	envelope to last into the next comprehensive rezoning.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public	ъ.	Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Environmentally sensitive area; historically significant; Bush
			0/04/05	F001	D4	DO	Declaration; Critical Area; no public sewage; traffic
		Х	8/31/05	F021	R1	B3	congestion; adequate business zoning already in the area.
	Х		9/3/05	F021	R1	В3	B3 is inappropriate for this area; historical in nature.
							MD Rt. 7 is designated area for business zoning and
							revitalization of this area; already have enough business
							zoning; stick to Master Plan in all areas of up-zoning; do not
	v		9/6/05	F021	R1	В3	expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
	Х		9/0/03	FUZ I	ΚI	DJ	Impact on Riverside community; increase in traffic on MD
		Х	8/31/05	F022	AG	B3	543, I95, MD 136.
							Petition was signed; traffic increase - roads over capacity
		Х	8/31/05	F022	AG	В3	w/safety issues; will change the immediate community.
Х			8/31/05	F022	AG	В3	Opposed. (Petition signed by 52)
		v	8/31/05	F022	AG	В3	Do not meet criteria for rezoning; outside Development Envelope and inconsistent with Master Plan.
		Х	8/31/05	FUZZ	AG	D3	Opposed. Does not meet criteria for rezoning, including
							community area plan, Master Plan, water and sewer, road
							infrastructure, area school capacity, and Development
Х			8/31/05	F022	AG	В3	Envelope.
							Outside the Development Envelope and should be
							preserved as agricultural; Friends of Harford has done
	х		9/2/05	F022	AG	В3	extensive review of all these properties and they in no way meet the criteria for upzoning.
			772,00	. 022	7.0		inteet the chteria for upzoning.
	Х		9/3/05	F022	AG	В3	Traffic concerns.
			0/0/05	F000	4.0	DO	Opposed. Inappropriate to approve any rezoning until MO is
X			9/8/05 8/31/05	F022 F023	AG AG	B3 B3	defined. Opposed. (Petition signed by 52)
^			0/3/1/03	1 023	AG	DJ	
							Opposed. Rural area; James Run on two sides which floods
		Х	8/31/05	F023	AG	В3	and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
		Λ	0/31/03	1 023	A0		Do not meet criteria for rezoning; all outside Development
		Х	8/31/05	F023	AG	В3	Envelope and inconsistent with Master Plan.
							Opposed. Does not meet criteria for rezoning, including
							community area plan, Master Plan, water and sewer, road
v			8/31/05	F023	AG	В3	infrastructure, area school capacity, and Development Envelope.
Х			0/31/03	1 023	AG	DS	Outside the Development Envelope and should be
							preserved as agricultural; Friends of Harford has done
							extensive review of all these properties and they in no way
	Х		9/2/05	F023	AG	В3	meet the criteria for upzoning.
	v		0/2/05	Enga	^ C	מם	Traffic concorns
	Х		9/3/05	F023	AG	B3	Traffic concerns. Opposed. Inappropriate to approve any rezoning until MO is
Х			9/8/05	F023	AG	В3	defined.
					-	-	Impact on Riverside community; increase in traffic on MD
		Х	8/31/05	F024	AG	R2	543, I95, MD 136.
			0/04/57	Fac: 1			Opposed. No water and sewer; roads cannot support
		Х	8/31/05	F024	AG	R2	increase in traffic; surrounded by AG.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Petition was signed; traffic increase - roads over capacity
		Х	8/31/05	F024	AG	R2	w/safety issues; will change the immediate community.
							Inconsistent; no public utilities, no sidewalks; surrounding
		Χ	8/31/05	F024	AG	R2	area is AG; Nova Scotia Road is not paved.
Х			8/31/05	F024	AG	R2	Opposed. (Petition signed by 52)
							Opposed. Attempt to develop this area as an urban housing
							district would put undue strain on water supply, road
							infrastructure, and school district's capacity; potential
							upzoning in this area represents a breach from the spirit of
							the County's Master Plan for future development, as
							property is clearly outside the Development Envelope.
Х			8/31/05	F024	AG	R2	(Petition signed by 44)
							Omnard Divisional Area Service Division I
							Opposed. Rural area; James Run on two sides which floods
				=			and closes MD 7 twice a year; rezoning would change
		Х	8/31/05	F024	AG	R2	character of neighborhood; lighting will be an issue.
			0/04/05	E00.4	4.0	DO	Inconsistent with Master Plan; would allow cluster homes in
		Х	8/31/05	F024	AG	R2	rural area; adjacent to Stoney Forest and Creswell.
			8/31/05	F024	AG	R2	Opposed. 73 acres of AG to R2 would allow for
Х			0/31/03	Γ024	AG	KZ	cluster/townhomes in rural neighborhood. Road cannot handle additional traffic; emergency vehicles
		х	8/31/05	F024	AG	R2	cannot get through; all new traffic will come past home.
		٨	0/3/1/03	1 024	AU	IXZ	Supports rezoning. Property currently idle; rezoning will
							enhance economy; property can be utilized by increased
		Х	9/1/05	F024	AG	R2	population which will occur as a result of the jobs at APG.
			.,				
							Opposed. Contrary to application, all adjacent properties are
							zoned AG; would change the character of beautiful land;
	Х		9/1/05	F024	AG	R2	traffic at Creswell and Rt. 543 is terrible at rush hour.
		Χ	9/1/05	F024	AG	R2	Septic and wells cannot take additional development.
							Should follow Master Plan; not cost effective to bring
							services to scattered isolated areas; no water and sewer;
		Χ	9/1/05	F024	AG	R2	stormwater and traffic issues.
							Develop according to the Master Plan; do not allow high
							density residential spot zoning; road improvements; public
							water and sewer; stormwater management, and traffic
							management are issues; Cullum Road is a narrow road, with
							no shoulder or sidewalks and connecting with one-lane
	,		0/1/05	F02.4	A.C.	DO	unpaved Nova Scotia Rd.; high density housing belongs in
	Х		9/1/05	F024	AG	R2	the Development Envelope.
							Outside the Development Envelope and should be
							preserved as agricultural; Friends of Harford has done
	Х		9/2/05	F024	AG	R2	extensive review of all these properties and they in no way
	^		712103	1 024	٨٥	IVZ	meet the criteria for upzoning. Property does not meet the requirements for upzoning in
	х		9/2/05	F024	AG	R2	any way.
	Λ		712100	1 027	710	114	Opposed. Traffic concerns; keep rural heritage; concerns
Х			9/4/05	F024	AG	R2	with misbalancing ecosystem.
			, 50				Inconsistent with Master Plan; area cannot handle
		Х	9/8/05	F024	AG	R2	development; traffic, school and watershed impacts.
							the second secon

	Туре						
		Speaker at		lagua	Eviation	Doguestad	
Letter	Comment Form	Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	х		9/9/05	F024	AG	R2	Traffic and safety issues on Cullum Road and Nova Scotia; emergency vehicle access issues; safety issues on sloping roads during inclement weather; traffic congestion; water and sewer service not provided; destroy rural setting and have negative impact on residents.
	Х	Х	9/6/05	F027 F027	RO RO	B2 B2	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning. Road is too narrow; restricted access; unsafe for school buses.
		A	711103	1 027	NO	DZ	Too much existing commercial and other business growth;
	Х		9/7/05	F027	RO	B2	existing traffic congestion; safety concerns for children.
		Χ	9/7/05	F027	RO	B2	Agrees with other comments concerning traffic. Traffic concerns; already have abundant commercial
		Х	9/7/05	F027	RO	B2	properties in a one mile radius for sale.
	Х		9/7/05	F027	RO	B2	Enough existing commercial business; safety concerns for children who wait for the bus, street is extremely busy; want neighborhood to stay quiet.
		Х	9/7/05	F027	RO	B2	Traffic issues; Rt. 7 is used when I-95 and 40 are blocked.
	Х		9/7/05	F027	RO	B2	Existing traffic problems; too much existing commercial development; insufficient space for an entrance or exit for a business; a restaurant is on the opposite corner and patrons park along Route 7.
		Х	9/1/05	F028	R2	B2	Upzoning outside the Development Envelope is not consistent with the Master Plan; growth analysis states there's enough business zoning; property is on National Register of Historic property; should be downzoned to AG. MD Rt. 7 is designated area for business zoning and
	Х		9/6/05	F028	R2	B2	revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		Х	8/31/05	F029	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.
		Х	8/31/05	F029	AG	R1	Traffic impacts; school impacts; water and sewer issues; spot zoning; does not add to community.
		Х	8/31/05	F029	AG	R1	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains. Do not meet criteria for rezoning; all outside Development
		Х	8/31/05	F029	AG	R1	Envelope and inconsistent with Master Plan.
Х			8/31/05	F029	AG	R1	Opposed. Does not meet criteria for rezoning, including community area plan, Master Plan, water and sewer, road infrastructure, area school capacity, and Development Envelope.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Road cannot handle additional traffic; emergency vehicles
		Х	8/31/05	F029	AG	R1	cannot get through; all new traffic will come past home.
			0/04/05	F000	4.0	D4	Opposed. Too much development in pleasant agricultural
	Х		8/31/05	F029	AG	R1	area; outside growth area.
			0/1/05	F020	4.0	D1	Development around area has decreased ability to farm the
-		X	9/1/05 9/1/05	F029 F029	AG AG	R1 R1	property. Farm is 30 feet from property and is on Historic Register.
		Λ	9/1/05	FU29	AG	KI	rann is 30 feet from property and is on historic Register.
							Inappropriate; inconsistent with Master Plan; AG should
							remain dominant land use in area; Development Envelope is
		Х	9/1/05	F029	AG	R1	adequate for commercial; traffic and school concerns.
							Opposed. Churchville/Creswell community is not in
							Development Envelope so development is not part of Master
Х			9/1/05	F029	AG	R1	Plan.
	Х		9/3/05	F029	AG	R1	Retain rural nature of area; no more residential homes.
							Opposed. Is outside of the Development Envelope; loss of
							farmland; area of outstanding beauty; buffer between 95/40 corridor and Bel Air and surround communities; increased
Х			9/4/05	F029	AG	R1	traffic.
			7/4/03	1 027	AG	IXI	Opposed. Further development of Rt. 22 from Schucks
							Road/Thomas Run to Aberdeen, will increase traffic; outside
							the Development Envelope; would necessitate road
							widening resulting in the destruction of many acres of open
Х			9/4/05	F029	AG	R1	space and alteration of the character of the area.
							Supports request. Designated as infill area in previous plan;
							adjacent BGE substation; increased traffic and houses on
							three sides of farm; change in area has altered ability to
		Х	9/7/05	F029	AG	R1	continue farming.
		v	9/7/05	F029	AG	R1	Traffic issues; overcrowding; inconsistent with Master Plan.
-		Х	711103	1 02 7	ΛO	IXI	Opposed. Analysis needs to be done on school impact;
							traffic safety; who pays for electric, water and sewer
	Х		9/7/05	F029	AG	R1	hookups; what is the justification.
							Traffic issues; overcrowded schools; wants farmland
		Х	9/7/05	F029	AG	R1	preserved.
							Opposed to development outside the Development
							Envelope; plenty of commercial and residential development
							zoned within the Development Envelope; Master Plan states
							that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is
v			9/8/05	F029	AG	R1	
Х			710103	FU27	AG	ΓίΙ	inappropriate. Supports request. Infill property surrounded by houses;
Х			9/8/05	F029	AG	R1	proximity to I-95.
<u> </u>							y
							Supports request. Designated as infill area; increased traffic
		Х	9/8/05	F029	AG	R1	and change in area has altered ability to continue farming.
							Supports request. Change in area has made farming not
							economically viable; Master Plan places property in Greater
			0/0/05	F000	4.0	D4	Bel Air community area which puts this property as potential
	Χ		9/8/05	F029	AG	R1	infill for the Development Envelope.

	Туре						
		Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Supports request. Changes to the area surrounding the
							farm; neighborhoods on three sides; requested rezoning
							from AG to R1 of this infill property meets the guidelines and
Х			9/8/05	F029	AG	R1	criteria established in County documents.
							Opposed. No public water and sewer; County should not
	Х		9/8/05	F029	AG	R1	fund upzoning of AG properties.
							Outside Development Envelope; no water and sewer;
	Х		9/9/05	F029	AG	R1	heavily congested traffic; overcrowded schools.
							Not in Development Envelope; requires public water &
	Х		9/9/05	F029	AG	R1	sewer; not consistent with the Master Plan.
							Stick to Master Plan and smart growth initiatives; vacant
							existing shopping centers and abandoned gasoline stations
	Х		9/9/05	F029	AG	R1	already exist; traffic congestion already exists.
							Opposed Water table concerns cabasi assersassinas
							Opposed. Water table concern; school overcrowding;
							outside the Development Envelope; excessive traffic and
			9/15/05	F029	^_	D1	speed; encroachment onto the cropfields of remaining farms; Calvary-Creswell farming community should remain.
Х			9/15/05	FU29	AG	R1	Request is consistent with changes in surrounding area;
		Х	8/31/05	F030	AG	R1	improvements exist on three roads the property fronts.
		^	0/3/1/03	1 030	AG	IXI	Do not meet criteria for rezoning; all outside Development
		Х	8/31/05	F030	AG	R1	Envelope and inconsistent with Master Plan.
		Λ	0/3//03	1 000	710	1(1	Opposed. Does not meet criteria for rezoning, including
							community area plan, Master Plan, water and sewer, road
							infrastructure, area school capacity, and Development
х			8/31/05	F030	AG	R1	Envelope.
							Development around area has decreased ability to farm the
		Х	9/1/05	F030	AG	R1	property.
							Supports request. Designated as infill area in previous plan;
							adjacent BGE substation; increased traffic and houses on
							three sides of farm; change in area has altered ability to
		Х	9/7/05	F030	AG	R1	continue farming.
			0/0/0=	F			Supports request. Designated as infill area; increased traffic
		Х	9/8/05	F030	AG	R1	and change in area has altered ability to continue farming.
							Supports request. Change in area has made farming not economically viable; Master Plan places property in Greater
							Bel Air community area which puts this property in Greater
	v		9/8/05	F030	AG	R1	infill for the Development Envelope.
\vdash	Х		710103	FUSU	AG	ΓίΙ	Supports request. Changes to the area surrounding the
							farm; neighborhoods on three sides; requested rezoning
							from AG to R1 of this infill property meets the guidelines and
Х			9/8/05	F030	AG	R1	criteria established in County documents.
			7,0700	. 550	,,,,	1.11	Not in Development Envelope; requires public water &
	Х		9/9/05	F030	AG	R1	sewer; not consistent with the Master Plan.
							Opposed Water table concern; school guararouding
							Opposed. Water table concern; school overcrowding; outside the Development Envelope; excessive traffic and
							speed; encroachment onto the cropfields of remaining
			0/15/05	EUSU	۸۲	D1	
Х			9/15/05	F030	AG	R1	farms; Calvary-Creswell farming community should remain.

	Туре						
	E-Mail or	Speaker at					
	Comment	Public		Issue	Existing	Requested	
Letter	Form	Meeting	Date	Number	Zoning	Zoning	Summary of Comments
							Opposed. Churchville/Creswell community is not in
							Development Envelope so development is not part of Master
Х			9/1/05	F031	AG/B1	B2	Plan.
							Inappropriate; inconsistent with Master Plan; AG should
							remain dominant land use in area; Development Envelope is
		Х	9/1/05	F031	AG/B1	B2	adequate for commercial; traffic and school concerns.
							Water table concerns; school issues; is outside
							Development Envelope; traffic concerns; need to protect
		Х	9/1/05	F031-1	AG/B1	B2	remaining functional farms.
							Incomprehensiate incompletent with Master Dian. AC about
							Inappropriate; inconsistent with Master Plan; AG should
			0/1/05	F001 1	A C /D1	DO	remain dominant land use in area; Development Envelope is
		Х	9/1/05	F031-1	AG/B1	B2	adequate for commercial; traffic and school concerns. Opposed. Churchville/Creswell community is not in
							Development Envelope so development is not part of Master
,			9/1/05	F031-1	AG/B1	B2	Plan.
Х			9/1/05	FU31-1	AG/D1	DZ	Does not wish to be any closer to business; street is very
							busy; rezoning would be a further hindrance to area and a
	х		9/1/05	F035	R2	В3	safety issue.
	^		7/1/03	1 000	IVZ	DJ	Opposed. Traffic that has developed in the past five years
							has caused many accidents; road curves and leaves the
							front of requesting properties blind to traffic from Laurel
	Х		9/1/05	F035	R2	В3	Bush; can hardly get out of driveway.
			77 1700	1 000	112	50	Opposed. Wheel Road has an overflow of traffic, difficult to
							get out of driveway; turning this property into a business
	Х		9/1/05	F035	R2	В3	would increase amount of traffic on the roads.
							Enough existing commercial development; out of place to
							add more B3 when R2 zoning is across the street, behind,
	Х		9/7/05	F035	R2	В3	and adjacent to the parcel.
							Opposed. Surrounded by residential on three sides;
							decrease in property values; safety concerns for children;
							would expand the existing eyesore on the south side of the
	Х		9/7/05	F035	R2	В3	100 block of Wheel Road.
							Opposed. Traffic congestion on Wheel Road; plans are not
	Х		9/8/05	F035	R2	B3	being made public.
			0/0/05	F00F	D0	Do	Area should be kept residential, unsightly businesses
	Х		9/9/05	F035	R2	B3	decrease property values.
		v	0/21/05	F027	Π1	DO	Impact on Riverside community; increase in traffic on MD
		Х	8/31/05	F037	R1	RO	543, I95, MD 136. Petition was signed; traffic increase - roads over capacity
		Х	8/31/05	F037	R1	RO	w/safety issues; will change the immediate community.
Х		٨	8/31/05	F037	R1	RO	Opposed. (Petition signed by 52)
^			0/3/1/03	1 007	13.1	NO	opposed. (i ention signed by 52)
							Inappropriate; inconsistent with Master Plan; AG should
							remain dominant land use in area; Development Envelope is
		Х	9/1/05	F038	AG	RR	adequate for commercial; traffic and school concerns.
							Opposed. Churchville/Creswell community is not in
							Development Envelope so development is not part of Master
х			9/1/05	F038	AG	RR	Plan.
						· · · · · ·	ļ

2005/2006 Comprehensive Zoning Review COMMENTS General / Miscellaneous

	Туре			General / Wilderhamedas
Letter		Speaker at Public Meeting	Date	Summary of Comments
	x		8/15/05	Concerned with overall picture; area between Jarrettsville and Riverside - not one stretch of road that doesn't have at least one sign; none of these locations warrant change; can't see any reason to upgrade any requests to increase density; more than enough development throughout the County.
	х		8/26/05	Do not agree that we need to upzone 2,800 more acres of farmland to residential and commercial uses; school overcrowding; we will only use 41% of the existing commercial inventory; Master Land Use Plan prioritizes the redevelopment of Rt. 40 corridor and other underutilized land within the Development Envelope.
	, A			Speaking on behalf of Friends of Harford. Route 22 in jeopardy; all needed commercial already on MD22; no upzoning outside the Development Envelope - will be inconsistent with Master Plan; no spot zoning; businesses separated from historic area; avoid wetlands; community plans should be in place
		X	8/31/05	before approving requests. Follow Master Plan when making recommendations; no upzoning - enough commercial zoning in area;
		Х	8/31/05	plan well for transportation. All rezonings outside of the Development Envelope are inconsistent with the Master Plan; concerned about the environment and schools; community should have more input; rezone for right reasons; not for
		Х	8/31/05	personal request.
		Х	9/1/05	Concerning all properties in District F outside Development Envelope - changing zoning is not consistent with the Master Plan. on Behalf of Citizens for the Preservation of Agriculture. Speaking on all AG zoned properties requested for residential - deny all requests for AG zoning to residential outside the Development Envelope;
		Х	9/1/05	residential zoning has negative impact on ability to farm; County made commitment in AG preservation and rezoning will deter owners from entering AG program.
	Х		9/5/05	Opposed. Traffic issues exiting Lynn Lee Drive and Aldino Stepney; no additional commercial needed; vacant stores and gas stations in the area.
		х	9/7/05	Concerning all Level Road and Churchville Road issues: Traffic issues; overcrowding; inconsistent with Master Plan; independent studies should be done before properties are rezoned; issues with tax increases and devaluation; emergency services need to know impact on community.
		Х	9/7/05	Against rezoning in area; traffic concerns along Rt. 7; already enough business in the area.
		Х	9/7/05	Five plans for the area; don't need more residential or business; follow Master Plan and other community plans already in place.
		Х	9/7/05	Traffic issues; pollution; increased assessments and taxes; MTBE; school overcrowding; not enough adequate emergency services; loss of farmland and trees.
		Х	9/8/05	Conserve farmland; would like to see organic farming operations in Harford County to improve environment.
	Х		9/8/05	Adhere to the Master Plan and do not consider opening up areas north of I-95 for development, such as Routes 136, 22, 543, and 152; there is sufficient land for residential, commercial, and industrial zoning to take us through to the next comprehensive rezoning cycle.

	Туре			
Latter	E-Mail or Comment Form	Speaker at Public		
Letter	FOIIII	Meeting	Date	Summary of Comments
		Х	9/8/05	Speaking on behalf of Friends of Harford. Whiteford has issues needing careful consideration; need a community plan; zoning changes must do no harm; concerned with environmental issues in area; need to maintain farming industry in northern Harford County.
		х	9/8/05	Opposed to rezoning; agrees with previous speakers about need for protection of land; told fictitious story to compare with overdevelopment.
		Х	9/8/05	Uncontrolled growth is a problem for schools and emergency services, traffic and wells.
		х	9/8/05	Opposed to rezoning in Whiteford except for The Mill; concerned with Susquehanna River and Chesapeake Bay pollution and loss of wildlife; keep village atmosphere.
Х			9/8/05	Opposed. Whiteford area requests - must examine in light of regional environmental issues, including wetlands and runoff management; zoning needs to be redone, too many inappropriate possibilities within each zoning classification.
		х	9/8/05	Concerned about development in general; need a plan for development design; opposed to commercial changes; need more parkland.
	х		9/8/05	Opposed. Overcrowding of schools, unpaid EMS delays patient care, Upper Chesapeake often operates at maximum capacity, traffic concerns.
	x		9/8/05	Opposed to all northern Harford County rezoning. Schools are overcrowded, northern Harford County roads are two lanes; heavy traffic on 23 makes its unsafe to cross at peak times; no public transit in northern part of County; unpaid EMS causes delays in patient care in overpopulated area; Upper Chesapeake often operates at maximum capacity.
		Х	9/8/05	County is not obligated to rezone; decisions should be for good of public.
		Х	9/8/05	Regarding all AG to RR requests: Development has negative impact; keep what we have; traffic, school overcrowding, water supplies and impacts on open space.
Х			9/8/05	Opposed to Fallston area requests. Hazards on roads, emergency services, MTBE contamination and low pressure yields from aquifer, overcrowded schools, stick to Master Plan.
		х	9/8/05	Concerned about too much development; happy with character of Whiteford/Cardiff; don't need gas stations, fast food or intense development; keep farmland.
	Х		9/9/05	Preserve rural character and quality of life in Harford County; maintain agricultural zoning around Sommerville Road.
х			9/12/05	Concerning Forest Hill properties requesting AG to RR. Honor the Development Envelope; remaining farms are viable; roads and bridges can barely handle traffic as it stands; deny rezoning outside the envelope; retain farmland and open space in this area of the County.

Appendix B Public Meeting Summaries

COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY

August 31, 2005 Aberdeen High School

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on August 31, 2005 at Aberdeen High School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Ms. Diane Ford, Mr. Norman Cochran, Mr. Robert Shaffner, and Ms. Terri Kearney. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the first of four meetings which were being held throughout the County. He provided the dates and locations of the upcoming meetings; September 1st at Bel Air High School, September 7th at Joppatowne High School and September 8th at North Harford Middle School. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

2005/2006 Comprehensive Zoning Review COMMENTS Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	A018	R3	B2	Request to improve value of property; will not impact traffic with four to six clients per week.
8/31/05	A021	AG	R1	Rezoning request previously denied; property does not perc.; water quality and wildlife threatened.
8/31/05	A021	AG	R1	Opposed. No water and sewer or sidewalks; impacts on community and wildlife.
8/31/05	B001	AG	В3	Surrounding area is AG and close to watershed.
8/31/05	B017	AG	В3	Would intensify an already dangerous area.
8/31/05	B024	AG	RR	Supports request; is consistent with surrounding RR zoning.
8/31/05	B033	AG	В3	Surrounding area is AG; traffic concerns.
8/31/05	C007	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	C008	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	C009	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	C010	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	D001	B2/AG	B2	Spot zoning; inconsistent with Master Plan.
8/31/05	D024	AG	VB	Spot zoning; inconsistent with Master Plan.
8/31/05	D054	AG	В3	Spot zoning; inconsistent with Master Plan.
8/31/05	D057	B2	В3	Spot zoning; inconsistent with Master Plan.
8/31/05	D060	AG	B2	Inconsistent with Master Plan; do not need additional businesses.

	Issue	Existing	Requested	
Date	Number	Zoning	Zoning	Summary of Comment
8/31/05	D060	AG	В2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
8/31/05	D061	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
8/31/05	D061	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
8/31/05	D061	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
8/31/05	D062	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
8/31/05	D062	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
0/31/03	D002	7.0	DZ	CAISTS TOVITUIES.
8/31/05	D062	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
8/31/05	D100	AG	В3	Spot zoning; outside the Development Envelope; change in character is inevitable.
				Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property
8/31/05	E001	RR	VB	values; streets have no turnarounds; lighting and signage issues.
8/31/05	E003	R2/CI/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
8/31/05	E003-1	R2/CI/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
0/21/05	F00E	A.C.	Da	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school
8/31/05	E005	AG	R2	capacity.
8/31/05	E005	AG	R2	Environmental impact to wells; not consistent with Master Plan.
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
8/31/05	E005	AG	R2	Opposed. Increased traffic and effect schools; water table and wells threatened; water drainage issues.
8/31/05	E005	AG	R2	Opposed. Increased traffic and effect schools; water table and wells threatened; water drainage issues.

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Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
8/31/05	E013	AG	RR	Opposed. Do not want Priestford Hills turned into Churchville Bypass.
8/31/05	E013	AG	RR	Will create Priestford Hills as Churchville Bypass; wants to remain dead end community; crime and traffic will be increased.
8/31/05	E013	AG	RR	Opposed. Will allow Rt. 22 traffic to cut through development to MD136; concerned about safety; need to preserve village concept.
8/31/05	E023	RR/AG	В3	Spot zoning; retain rural nature; stream on site; no parking area on site.
8/31/05	E024	AG	LI	Rt. 24 cannot handle truck traffic for distribution center; other ample areas in County for this type of business.
8/31/05	E024	AG	LI	Opposed to extension of HEAT Center; purchased property because it was AG; rezoning will result in loss in value.
8/31/05	E024	AG	LI	Next to cemetery and HEAT Center; increased traffic; cemetery is historic.
8/31/05	E049	AG/B3	В3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
8/31/05	E049	AG/B3	В3	Concerned with traffic congestion along Rt. 22; physical changes needed for MD 22 before new development is allowed.
8/31/05	E049	AG/B3	В3	Do not expand existing commercial.
8/31/05	E050	AG	В3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
8/31/05	E050	AG	В3	Concerned with traffic congestion along Rt. 22; physical changes needed for MD 22 before new development is allowed.
8/31/05	E050	AG	В3	Commercial uses are not supported in area; more should not be added; keep area rural; inconsistent with Master Plan.
8/31/05	E050	AG	В3	Do not expand existing commercial.
8/31/05	E054	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.
8/31/05	E055	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	E060	AG	B2	Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used; traffic - school bus issues existing in front of subject property.
8/31/05	E060	AG	B2	Beautiful area will be ruined if permitted; not opposed to development; opposed to haphazard change; maintain rural character at Glenville and MD155.
8/31/05	E060	AG	B2	Located near Finney Historic District; home is historic landmark; no commercial zoning in residential district adjacent to AG.
8/31/05	E060	AG	B2	Member of Citizens Protecting Churchville. Inconsistent with Land Use Plan; spot zoning; opposed to commercial uses on MD 155; changes rural character.
8/31/05	E060	AG	B2	Property values will decrease with commercial zoning; loss of rural character; impacts on environment, traffic and safety; use is unsuitable for site.
8/31/05	E060	AG	B2	Not consistent with Master Plan; traffic - dangerous intersections; too close to school; will attract drug dealers.
8/31/05	E060	AG	B2	Traffic and safety issues due to increase in vehicular congestion; there should be a buffer zone of up to one mile around schools.
8/31/05	E060	AG	B2	Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep village area - keep rural.
8/31/05	E060	AG	B2	Opposed. Agrees with previous speakers; also, there are zoning violations on the property.
8/31/05	E060	AG	B2	Commercial is inappropriate in AG area.
8/31/05	E060	AG	B2	Inconsistent with Master Plan.
8/31/05	E060	AG	B2	Representative for Holy Trinity Church. Oppose rezoning due to close proximity to church and school; inconsistent with Master Plan.
8/31/05	E061	AG	B2	Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used; traffic - school bus issues existing in front of subject property.
8/31/05	E061	AG	B2	Beautiful area will be ruined if permitted; not opposed to development; opposed to haphazard change; maintain rural character at Glenville and MD155.
8/31/05	E061	AG	B2	Located near Finney Historic District; home is historic landmark; no commercial zoning in residential district adjacent to AG.
8/31/05	E061	AG	B2	Member of Citizens Protecting Churchville. Inconsistent with Land Use Plan; spot zoning; opposed to commercial uses on MD 155; changes rural character.
8/31/05	E061	AG	B2	Property values will decrease with commercial zoning; loss of rural character; impacts on environment, traffic and safety; use is unsuitable for site.
8/31/05	E061	AG	B2	Not consistent with Master Plan; traffic - dangerous intersections; too close to school; will attract drug dealers.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	E061	AG	B2	Traffic and safety issues due to increase in vehicular congestion; there should be a buffer zone of up to one mile around schools.
8/31/05	E061	AG	B2	Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep village area - keep rural.
8/31/05	E061	AG	B2	Opposed. Agrees with previous speakers; also, there are zoning violations on the property.
8/31/05	E061	AG	B2	Commercial is inappropriate in AG area.
8/31/05	E061	AG	B2	Inconsistent with Master Plan.
8/31/05	E061	AG	B2	Representative for Holy Trinity Church. Oppose rezoning due to close proximity to church and school; inconsistent with Master Plan.
8/31/05	F003	AG	B1	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F003	AG	B1	Petition was signed. Traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F010	R1	RO	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F010	R1	RO	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F011	R1	GI	Air filled with exhaust; heavy equipment runs on weekends and early mornings; concern with fuel and sewage spills; cannot open windows due to diesel fuel smell property values will continue to decrease; tractor trailers cannot negotiate road now.
8/31/05	F011	R1	GI	Residential area; air filled with exhaust; heavy equipment runs on weekends and early mornings; concern with fuel and sewage spills; Swan Creek near by; cannot open windows due to diesel fuel smell; property values will continue to decrease.
8/31/05	F012	GI/B1	В3	Impact on Riverside community; increase in traffic on MD 543, 195, MD 136.
8/31/05	F012	GI/B1	В3	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F012-2	GI/B1	R3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F012-2	GI/B1	R3	Major traffic and school impact; residents already cannot exist neighboring development.
8/31/05	F016	AG	RR	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	F018	AG	RR	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
8/31/05	F020	B1/R1	В3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
8/31/05	F020-1	B1/R1	В3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
8/31/05	F021	R1	В3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
8/31/05	F022	AG	В3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F022	AG	В3	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F022	AG	В3	Do not meet criteria for rezoning; outside Development Envelope and inconsistent with Master Plan.
8/31/05	F023	AG	В3	Opposed. Rural area; James Run on two sides which floods and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
8/31/05	F023	AG	В3	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
8/31/05	F024	AG	R2	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F024	AG	R2	Opposed. No water and sewer; roads cannot support increase in traffic; surrounded by AG.
8/31/05	F024	AG	R2	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F024	AG	R2	Inconsistent; no public utilities, no sidewalks; surrounding area is AG; Nova Scotia Road is not paved.
8/31/05	F024	AG	R2	Opposed. Rural area; James Run on two sides which floods and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
8/31/05	F024	AG	R2	Inconsistent with Master Plan; would allow cluster homes in rural area; adjacent to Stoney Forest and Creswell.
8/31/05	F024	AG	R2	Road cannot handle additional traffic; emergency vehicles cannot get through; all new traffic will come past home.
8/31/05	F029	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	F029	AG	R1	Traffic impacts; school impacts; water and sewer issues; spot zoning; does not add to community.
8/31/05	F029	AG	R1	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
8/31/05	F029	AG	R1	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
8/31/05	F029	AG	R1	Road cannot handle additional traffic; emergency vehicles cannot get through; all new traffic will come past home.
8/31/05	F030	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.
8/31/05	F030	AG	R1	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
8/31/05	F037	R1	RO	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F037	R1	RO	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05				Speaking on behalf of Friends of Harford. Route 22 in jeopardy; all needed commercial already on MD22; no upzoning outside the Development Envelope - will be inconsistent with Master Plan; no spot zoning; businesses separated from historic area; avoid wetlands; community plans should be in place before approving requests.
8/31/05				Follow Master Plan when making recommendations; no upzoning - enough commercial zoning in area; plan well for transportation.
8/31/05				All rezonings outside of the Development Envelope are inconsistent with the Master Plan; concerned about the environment and schools; community should have more input; rezone for right reasons; not for personal request.

COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY

September 1, 2005 Bel Air High School

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on September 1, 2005 at Bel Air High School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Ms. Diane Ford, Mr. Norman Cochran, and Mr. Robert Shaffner. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the second of four meetings which were being held throughout the County. He provided the dates and locations of the upcoming meetings; September 7th at Joppatowne High School and September 8th at North Harford Middle School. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

2005/2006 Comprehensive Zoning Review COMMENTS Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		9	3	Request study on transportation corridors for major routes into Bel Air before
				approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient
9/1/05	B001	AG	В3	commercial zoning already exists; adjacent to park on steep hill; traffic issues.
9/1/05	B001	AG	В3	Watershed of Bel Air; unsuitable for intensification.
				Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run
				Watershed protection should be approved before increasing density; sufficient
9/1/05	B008	R4	B3	commercial zoning already exists.
				Represents HOA. Upzoning will destroy rural character; extends corridor surrounded by Gunpowder Watershed; school overcrowding issues; traffic
9/1/05	B017	AG	В3	increase.
				Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run
				Watershed protection should be approved before increasing density; sufficient
0/1/05	DOOO	D2/D4	DO	commercial zoning already exists; impacts on businesses in Bel Air and
9/1/05	B020	R3/R4	B2	revitalization.
9/1/05	B023	R2	В3	Surrounded by R2.
7/1/00	B020	112	20	Sundanded by NZ.
9/1/05	B023	R2	В3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
				Request study on transportation corridors for major routes into Bel Air before
				approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient
				commercial zoning already exists; impacts on businesses in Bel Air and
9/1/05	B025	B3/R4	B3	revitalization.
9/1/05	B032	AG	RR	DD is appropriate for this property
9/1/05	DU32	AG	KK	RR is appropriate for this property.
9/1/05	B033	AG	В3	Gateway to Bel Air; no more commercial needed.
7/1/03	2000	7.0		
9/1/05	B033	AG	В3	Supports request. Not out of character; maintains continuity of area; neighbors support.
				Extends corridor surrounded by Gunpowder Watershed; school overcrowding
9/1/05	B033	AG	В3	issues; traffic increase.
9/1/05	B038	AG	R1	Upzoning will destroy rural character; school overcrowding issues; traffic increase.

	Issue	Existing	Requested	
Date	Number	Zoning	Zoning	Summary of Comment
9/1/05	B038	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
9/1/05	B039	AG	R1	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
9/1/05	B039	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
9/1/05	B040	AG/B1	RR	Expansion of commercial corridor was denied previously during comprehensive zoning.
9/1/05	B040	AG/B1	RR	Understands development, but please preserve the woods.
9/1/05	B043	AG/B3/R2	B3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
9/1/05	B044	R2	R3	Opposed. No existing R3 in area.
9/1/05	B045	AG	R1	Represents HOA. Properties do not perc; water runoff and septic currently runs into yard; impacts on wildlife.
9/1/05	B046	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
9/1/05	B046	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns.
9/1/05	B047	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
9/1/05	B047	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns.
9/1/05	C007	R2	B2	Adjacent property owner; traffic and speeding are an issue; request not consistent with the residential neighborhood.
9/1/05	C007	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C007	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C007	R2	B2	Justification for rezoning is only financial; real estate interest prompted rezoning; all houses are residential.
9/1/05	C008	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	C008	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C008	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C009	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.
9/1/05	C009	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C009	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C010	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.
9/1/05	C010	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C010	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C010	R2	B2	Justification for rezoning is only financial; real estate interest prompted rezoning; all houses are residential.
9/1/05	C013	R/RR	R1	County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if rezoning is approved.
9/1/05	C013-1	R/RR	R1	County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if rezoning is approved.
9/1/05	C014	AG	R1	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C014	AG	R1	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	C015	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C015	AG	R2	Would prefer R1; does not want townhouses; nice neighborhood; traffic is bad; should be a building moratorium.
9/1/05	C015	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	C017	R2	В3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.

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Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
				Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone
9/1/05	C017	R2	В3	should be based on community needs.
9/1/05	C017	R2	В3	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C018	R2	В3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
9/1/05	C018	R2	В3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
9/1/05	C018	R2	В3	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
7/1/00	5010	11/2	50	anno la a major lacado.
9/1/05	C019	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
9/1/05	C020	R1	RO	Changes should be in best interest of all citizens, not just a few.
9/1/05	C020	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
9/1/05	C021	R2	В3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
9/1/05	C021	R2	В3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
9/1/05	C022	R1	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C023	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C023	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C023	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C024	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C024	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.

	Issue	Existing	Requested	
Date	Number	Zoning	Zoning	Summary of Comment
9/1/05	C024	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C025	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes good damage; citizens complain about farming engration, poice, edge, etc.
9/1/05	C025	AG	KZ	crop damage; citizens complain about farming operation - noise, odor, etc. Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic
9/1/05	C025	AG	R2	studies - traffic is a major issue.
9/1/05	C026	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C026	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C026	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C027	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C027	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
				Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic
9/1/05	C027 C028	AG AG	R2 R2	studies - traffic is a major issue. Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C028	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C028	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	C029	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic
9/1/05	C029	R2	B2	studies - traffic is a major issue. Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	C033	R2	В3	Opposed to commercial development; small lots on septic; enough businesses and traffic already.
9/1/05	C034	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C034	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C034	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C034	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	E001	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
9/1/05	E004	AG	B2	Represents orderly growth for Harford County. Losing too much AG land; there is too much B2; need to follow Master Plan; too much land already dedicated to commercial and residential; revitalize commercial uses.
9/1/05	E009	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E009	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agrees with previuos speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E013	AG	RR	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E013	AG	RR	Should not upzone property; schools already overcrowded; all development rights already used.
9/1/05	E013	AG	RR	Concerned about connections cutting through from neighborhood to MD136; no sidewalks; overcrowded schools; failed businesses in area already.
9/1/05	E026			Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists. <i>This issue was withdrawn</i>
9/1/05	E026			Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns. <i>This issue was withdrawn</i> .
9/1/05	E026			Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists." <i>This issue was withdrawn</i> .
9/1/05	E027	RO	В3	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.

	Issue	Existing	Requested	
Date	Number	Zoning	Zoning	Summary of Comment
9/1/05	E027	RO	В3	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
7/1/03	LUZI	NO		Castle Blaney HOA Representative. Major traffic and safety issues at Johnson
9/1/05	E027	RO	В3	Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists".
9/1/05	E027	RO	В3	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E029	AG/VR	B3	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E040	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E041	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E049	AG/B3	В3	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning and traffic issues.
9/1/05	E050	AG	В3	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
9/1/05	E054	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
9/1/05	E055	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
9/1/05	E059	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E059	RR	B2	Traffic issues. Rt. 22 corridor is full of failed businesses; revitalize instead of rezone.
9/1/05	E060	AG	B2	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
9/1/05	E061	AG	B2	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
9/1/05	E069	Gl	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E069	GI	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E072	RO	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		3	3	Properties in question are off of a private road; wetlands are also maintained by
9/1/05	E072	RO	CI	residents; water run off concerns.
9/1/05	E072	RO	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E072	RO	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E073	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E073	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E073	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E073	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E074	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E074	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E074	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E074	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E075	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E075	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E075	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E075	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	F017	AG	R1	Supports rezoning. Currently resides on property in mobile home; too narrow to construct single family dwelling and mobile home is too small for family.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	F019	B1	В3	There are seven houses surrounding current antique shop with right of way behind; concerns about this being used for ingress/egress for business.
9/1/05	F024	AG	R2	Supports rezoning. Property currently idle; rezoning will enhance economy; property can be utilized by increased population which will occur as a result of the jobs at APG.
9/1/05	F024	AG	R2	Septic and wells cannot take additional development.
9/1/05	F024	AG	R2	Should follow Master Plan; not cost effective to bring services to scattered isolated areas; no water and sewer; stormwater and traffic issues.
9/1/05	F028	R2	B2	Upzoning outside the Development Envelope is not consistent with the Master Plan; growth analysis states there's enough business zoning; property is on National Register of Historic property; should be downzoned to AG.
9/1/05	F029	AG	R1	Development around area has decreased ability to farm the property.
9/1/05	F029	AG	R1	Farm is 30 feet from property and is on Historic Register.
9/1/05	F029	AG	R1	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05	F030	AG	R1	Development around area has decreased ability to farm the property.
9/1/05	F031	AG/B1	B2	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05	F031-1	AG/B1	B2	Water table concerns; school issues; is outside Development Envelope; traffic concerns; need to protect remaining functional farms.
9/1/05	F031-1	AG/B1	B2	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05	F038	AG	RR	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05				Concerning all properties in District F outside Development Envelope - changing zoning is not consistent with the Master Plan.
9/1/05				on Behalf of Citizens for the Preservation of Agriculture. Speaking on all AG zoned properties requested for residential - deny all requests for AG zoning to residential outside the Development Envelope; residential zoning has negative impact on ability to farm; County made commitment in AG preservation and rezoning will deter owners from entering AG program.

COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY

September 7, 2005 Joppatowne High School

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on September 7, 2005 at Joppatowne High School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Ms. Diane Ford, Mr. Norman Cochran, and Ms. Terri Kearney. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the third of four meetings which were being held throughout the County. He provided the date and location of the final meeting; September 8th at North Harford Middle School. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

2005/2006 Comprehensive Zoning Review COMMENTS Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A001	B2	В3	Revitalize existing business; surplus of vacant businesses; traffic concerns; rezone to residential.
9/7/05	A001	B2	В3	Revitalization effort should be continued; there's enough rundown commercial property available; concerned about access, traffic and crime.
9/7/05	A001	B2	В3	Do not need more business; should be revitalized. BRAC will bring several thousand people; need more residential.
9/7/05	A002	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A002	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A002	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A002	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A003	R1	B2	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A003	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A004	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A004	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A005	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A005	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A006	B1	В3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A006	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A006	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A009	R1/B3	В3	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A009	R1/B3	В3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A009	R1/B3	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A009	R1/B3	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A010	R1	В3	Opposed. Concerned about safety of children and school buses. Would like property to remain residential.
9/7/05	A011	B1	В3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A011	B1	В3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A011	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A011	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A012	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A017	R1	CI	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A017	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A017	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A017	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A019	B1	В3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A019	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A019	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A020	B1	В3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A020	B1	В3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A022	LI	R1	Property was changed by County during last comprehensive zoning; should revert back to R1; cannot be marketed with existing classification.
9/7/05	A025	B3/R1	В3	Opposed. Excessive traffic; road not equipped to handle; quality of life and investments will decrease; we are protecting developers, not citizens.
9/7/05	A029	B2	В3	Opposed. Inconsistent with surrounding residential property.
9/7/05	A030	B2	В3	Do not need more shopping malls; revitalize vacant commercial.
9/7/05	A031	R1	В3	Opposed. Concerned about safety of children and school buses; would like property to remain residential.
9/7/05	A031	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A032	R1	В3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.
9/7/05	A033	R1	В3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.
9/7/05	A034	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A034	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A034	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A034	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A035	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A035	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A035	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A036	R1	B1	Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area.
9/7/05	A036	R1	B1	Agrees with previous speaker's comments, "Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area."

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A037	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A038	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	B003	AG	RR	Infrastructure issues (traffic); beauty of the area will be effected; enough housing developments in area.
9/7/05	B003	AG	RR	Opposed. Preserve horse racing heritage, traffic concerns, safety.
9/7/05	B021	AG	RR	Traffic concerns; overcrowded schools; low yield wells in area; MTBE issues; inconsistent with Master Plan.
9/7/05	B032	AG	RR	Represents Fallston Meadows Community Association; long standing concern about use of property; will possibly support request.
9/7/05	B046	AG	RR	Safety issues; water yield concerns; development encroaching on Twin Brook Estates; environmental concerns with streams.
9/7/05	B047	AG	RR	Safety issues; water yield concerns; development encroaching on Twin Brook Estates; environmental concerns with streams.
9/7/05	B047	AG	RR	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C014	AG	R1	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C015	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C022	R1	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C023	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C024	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C025	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C026	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C027	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C028	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	C034	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	D060	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D060	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	D061	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D061	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	D062	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D062	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	D100	AG	B3	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D100	AG	В3	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	E022	RO	B1	Representing Freedom Federal Credit Union. Want to rezone property so they car place a sign out front.
9/7/05	E023	RR/AG	B3	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	E023	RR/AG	В3	Negative impact on residential community; inconsistent with Master Plan; spot zoning; Rt. 22 traffic concerns; no water & sewer; plenty of vacant commercial in area.
9/7/05	E024	AG	LI	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	E024	AG	LI	Negative impact on residential community; unaware of Master Plan designation and HEAT Center expansion.
9/7/05	E040	RR	B2	Keep rural nature and use good judgment in rezoning; already enough vacant commercial in shopping center; revitalize existing commercial.
9/7/05	E041	RR	B2	Keep rural nature and use good judgment in rezoning; already enough vacant commercial in shopping center; revitalize existing commercial.
9/7/05	E049	AG/B3	В3	Will effect rural character of Churchville; concern with runoff from development onto farm and traffic.
9/7/05	E050	AG	В3	Will effect rural character of Churchville; concern with runoff from development onto farm and traffic.

	Issue	Existing	Requested	
Date	Number	Zoning	Zoning	Summary of Comment
9/7/05	E059	RR	B2	Keep rural nature and use good judgment in rezoning. Already enough vacant commercial in shopping center; revitalize existing commercial.
9/7/05	F016	AG	RR	Outside the Development Envelope; follow Master Plan; no water and sewer; traffic concerns; negative environmental impact on Bynum Run Watershed.
9/7/05	F018	AG	RR	Outside the Development Envelope; follow Master Plan; no water and sewer; traffic concerns; negative environmental impact on Bynum Run Watershed.
9/7/05	F027	RO	B2	Road is too narrow; restricted access; unsafe for school buses.
9/7/05	F027	RO	B2	Agrees with other comments concerning traffic.
9/7/05	F027	RO	B2	Traffic concerns; already have abundant commercial properties in a one mile radius for sale.
9/7/05	F027	RO	B2	Traffic issues; Rt. 7 is used when I-95 and 40 are blocked.
9/7/05	F029	AG	R1	Supports request. Designated as infill area in previous plan; adjacent BGE substation; increased traffic and houses on three sides of farm; change in area has altered ability to continue farming.
9/7/05	F029	AG	R1	Traffic issues; overcrowding; inconsistent with Master Plan.
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9/7/05	F029	AG	R1	Traffic issues; overcrowded schools; wants farmland preserved.
9/7/05	F030	AG	R1	Supports request. Designated as infill area in previous plan; adjacent BGE substation; increased traffic and houses on three sides of farm; change in area has altered ability to continue farming.
9/7/05				Concerning all Level Road and Churchville Road issues: Traffic issues; overcrowding; inconsistent with Master Plan; independent studies should be done before properties are rezoned; issues with tax increases and devaluation; emergency services need to know impact on community.
9/7/05				Against rezoning in area; traffic concerns along Rt. 7; already enough business in the area.
9/7/05				Five plans for the area; don't need more residential or business; follow Master Plan and other community plans already in place.
9/7/05				Traffic issues; pollution; increased assessments and taxes; MTBE; school overcrowding; not enough adequate emergency services; loss of farmland and trees.

COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY

September 8, 2005 North Harford Middle School

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on September 8, 2005 at North Harford Middle School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Mr. Norman Cochran, Mr. Robert Shaffner and Ms. Terri Kearney. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the fourth of four meetings which were held throughout the County. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

2005/2006 Comprehensive Zoning Review COMMENTS Speakers at Public Meetings

		5		
Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	A012	AG	B2	Opposed. Inconsistent with Master Plan; outside Development Envelope; traffic concerns; wells and septic threatened in area.
9/8/05	A037	AG	B2	Opposed. Inconsistent with Master Plan; outside Development Envelope; traffic concerns; wells and septic threatened in area.
9/8/05	B003	AG	RR	Traffic concerns; protect horse farms.
9/8/05	B005	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
9/8/05	B005	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
9/8/05	B017	AG	В3	Supports request. No vacant commercial in the area; existing produce operation is limited in expansion due to floodplain on site.
9/8/05	B021	AG	RR	Opposed. Impact on wells; concerned about MTBE in waters; school and emergency services impacts; outside the Development Envelope; should be kept farmland.
9/8/05	B021	AG	RR	Opposed. Traffic issues, overcrowded schools, impact on wells and emergency services.
9/8/05	B046	AG	RR	Traffic on 152 and Baldwin Mill is a concern; wells cannot be supported; impact on school system.
9/8/05	B047	AG	RR	Traffic on 152 and Baldwin Mill is a concern; wells cannot be supported; impact on school system.
9/8/05	B047	AG	RR	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C008	R2	B2	Supports request. Increased traffic on 924 has changed character of neighborhood; should not be residential.
9/8/05	C010	R2	B2	Supports request. Increased traffic on 924 has changed character of neighborhood; should not be residential.
9/8/05	C013	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.
9/8/05	C013	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C013-1	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C014	AG	R1	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C015	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C022	R1	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C023	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C024	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C025	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C026	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C027	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C028	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C034	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	D024	AG	VB	Opposed. Farmers being squeezed out by development; slow growth down. Supports request. Located across from Delta Lumber; change in area, especially
9/8/05	D027	AG	В3	increase in traffic; is surrounded by businesses; services are needed in area due to development in Pennsylvania.
9/8/05	D030	VR	VB	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D034	AG	RR	Supports request. Development has made farming difficult; now surrounded by houses; 25 feet outside Development Envelope.
9/8/05	D035	AG	B1	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	D035	AG	B1	Opposed. Traffic concernsa sufficient vacant commercial - should concentrate on revitalizing existing commercial.
9/8/05	D035	AG	B1	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D036	AG	B1	Concerned about traffic; threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D036	AG	B1	Opposed. Traffic concerns; sufficient vacant commercial - should concentrate on revitalizing existing commercial.
9/8/05	D036	AG	B1	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D047	RR	AG	Master Plan calls for AG in area - should remain AG; traffic at Prospect and Davis Corner; don't push generations of farmers out.
9/8/05	D047	AG	RR	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; roads cannot handle traffic; keep to Master Plan.
9/8/05	D048	AG	RR	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; roads cannot handle traffic; keep to Master Plan.
9/8/05	D051	VR	VB	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D052	GI	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D053	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
9/8/05	D053	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
9/8/05	D053	AG	RR	Supports request. No longer has farming value due to development; location and size of property not conducive to farming because farm vehicles conflict with traffic congestion on roads.
9/8/05	D053	AG	RR	Infrastructure concerns, wells and septic, schools; inconsistent with Master Plan.
9/8/05	D058	Gl	VB	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D063			Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn</i> .
9/8/05	D064			Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn</i> .

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	D064			Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues. <i>This issue was withdrawn.</i>
9/8/05	D064-1	GI/B2	В3	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D069	AG	RR	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues
9/8/05	D070	CI/VB	CI	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D072	GI/VB	В3	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D072-1	VB/GI	В3	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D075	AG/GI	GI	Opposed to changes in Dublin area in rural village; impacts on waterway; businesses cause air and water pollution; support establishment of industrial uses in business parks.
9/8/05	D075	AG/GI	GI	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized.
9/8/05	D077	B1/AG/B3	В3	Opposed. Traffic concerns; sufficient vacant commercial - should concentrate on revitalizing existing commercial.
9/8/05	D077	B1/AG/B3	В3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D077	B1/AG/B3	В3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D078	GI/VR	VR	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D078	GI/VR	VR	Increased number of houses and school impacts; environmental concerns; wells; high density is inappropriate for Whiteford - stay with Master Plan.
9/8/05	D080	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D090	AG	CI	Traffic concerns; well and septic impacts and runoff.
9/8/05	D090	AG	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D091	B2/GI/LI	В3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.

	Issue	Existing	Requested	
Date	Number	Zoning	Zoning	Summary of Comment
9/8/05	D091-1	B2/GI/LI	В3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D091-2	B2/GI/LI	В3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D092	B3/LI	В3	Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere.
9/8/05	D098	AG	В3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D099	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D101	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
9/8/05	D101	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
9/8/05	D102	AG	В3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	E013	AG	RR	Inconsistent with Master Plan; concerned with impact on wildlife and need for wildlife management plan.
9/8/05	E013	AG	RR	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E029	AG/VR	В3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E029-1	AG/VR	В3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E040	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E041	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E049	AG/B3	В3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E050	AG	В3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E051	VB/AG	В3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E059	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	E060	AG	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E061	AG	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	F018	AG	RR	Concerned about traffic, threats to watershed; well problems; school overcrowding keep AG.
9/8/05	F024	AG	R2	Inconsistent with Master Plan; area cannot handle development; traffic, school and watershed impacts.
9/8/05	F029	AG	R1	Supports request. Designated as infill area; increased traffic and change in area has altered ability to continue farming.
9/8/05	F030	AG	R1	Supports request. Designated as infill area; increased traffic and change in area has altered ability to continue farming.
9/8/05				Conserve farmland; would like to see organic farming operations in Harford County to improve environment.
9/8/05				Speaking on behalf of Friends of Harford. Whiteford has issues needing careful consideration; need a community plan; zoning changes must do no harm; concerned with environmental issues in area; need to maintain farming industry in northern Harford County.
9/8/05				Opposed to rezoning; agrees with previous speakers about need for protection of land; told fictitious story to compare with overdevelopment.
9/8/05				Uncontrolled growth is a problem for schools and emergency services, traffic and wells.
9/8/05				Opposed to rezoning in Whiteford except for The Mill; concerned with Susquehanna River and Chesapeake Bay pollution and loss of wildlife; keep village atmosphere.
9/8/05				Concerned about development in general; need a plan for development design; opposed to commercial changes; need more parkland.
9/8/05				County is not obligated to rezone; decisions should be for good of public.
9/8/05				Regarding all AG to RR requests: Development has negative impact; keep what we have; traffic, school overcrowding, water supplies and impacts on open space.
9/8/05				Concerned about too much development; happy with character of Whiteford/Cardiff; don't need gas stations, fast food or intense development; keep farmland.

Appendix C Planning Advisory Board Meeting Summaries

PLANNING ADVISORY BOARD

Meeting Summary 9/14/05

Planning Advisory Board Members in Attendance: Mr. Dick Harrison, Ms. Terri Kearney, Mr. Norman Cochran, Ms. Diane Ford

Staff: Mr. Anthony McClune, Mr. C. Pete Gutwald, Ms. Janet Gleisner, Ms. Denise Lynch, Ms. Melissa Koenig, Ms. Nancy Giorno

Also in Attendance: Michael Leaf, Esquire, Lawrence Kreis, Jr., Esquire, Robert Lynch, Esquire

The meeting was called to order at 6:30 P.M. Mr. Harrison welcomed everyone and explained that this meeting was focusing solely on the Comprehensive Zoning Review and the Planning Advisory Board's recommendations. Mr. Gutwald then gave an overview of the criteria Planning and Zoning utilized for their recommendations. He also reviewed the hand-outs and the data available (staff assessments and GIS information). Ms. Lynch explained the public comment binders that were distributed.

Requests were voted on as follows:

- A001 The vote was unanimous to recommend there be no zoning change.
- A007 The vote was unanimous to recommend a zoning change to LI.
- A002 The vote was unanimous to recommend there be no zoning change.
- A009 The vote was unanimous to recommend there be no zoning change.
- A017 The vote was unanimous to recommend there be no zoning change.
- A034 The vote was unanimous to recommend there be no zoning change.
- A035 The vote was unanimous to recommend there be no zoning change.
- A003 The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.
- A004 The vote was unanimous to recommend a zoning change to B2.
- A005 The vote was unanimous to recommend a zoning change to B2.
- A006 The vote was unanimous to recommend a zoning change to B2.

- A011 The vote was unanimous to recommend a zoning change to B2.
- A008 The vote was 3-1 to recommend there be no zoning change. There was discussion regarding the history of the zoning on this property. It was mentioned that the requested zoning would be inconsistent with the intent and policies of the Land Use Plan.
- A022 The vote was 3-1 to recommend there be no zoning change. There was discussion regarding the history of the zoning on this property. It was mentioned that the requested zoning would be inconsistent with the intent and policies of the Land Use Plan.
- A024 The vote was 3-1 to recommend there be no zoning change. There was discussion regarding the history of the zoning on this property. It was mentioned that the requested zoning would be inconsistent with the intent and policies of the Land Use Plan.
- A010 The vote was unanimous to recommend there be no zoning change.
- A012 The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.
- A037 The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.
- A038 The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.
- A013 The vote was unanimous to recommend there be no zoning change.
- A014 The vote was unanimous to recommend there be no zoning change.
- A015 The vote was unanimous to recommend there be no zoning change.
- A016 The vote was unanimous to recommend there be no zoning change.
- A018 The vote was unanimous to recommend there be no zoning change.
- A019 The vote was unanimous to recommend a zoning change to B3.
- A020 The vote was unanimous to recommend a zoning change to B3.

- A021 The vote was unanimous to recommend there be no zoning change.
- A023 The vote was unanimous to recommend there be no zoning change.

 There was discussion relative to the number of development rights utilized on this property.
- A025 The vote was unanimous to recommend there be no zoning change.
- A026 The vote was unanimous to recommend there be no zoning change.
- A027 The vote was 3-1 to recommend there be no zoning change.
- A028 The vote was unanimous to recommend there be no zoning change.
- A029 The vote was unanimous to recommend there be no zoning change.
- A030 The vote was unanimous to recommend there be no zoning change.
- A031 The vote was unanimous to recommend there be no zoning change.
- A032 The vote was unanimous to recommend there be no zoning change.
- A033 The vote was unanimous to recommend there be no zoning change.
- A036 The vote was unanimous to recommend there be no zoning change.
- B001 The vote was unanimous to recommend there be no zoning change.
- B002 The vote was unanimous to recommend there be no zoning change.
- B003 The vote was unanimous to recommend a zoning change to RR.
- B004 The vote was unanimous to recommend there be no zoning change.
- B005 The vote was unanimous to recommend there be no zoning change.
- B006 The vote was unanimous to recommend a zoning change to RR.
- B007 The vote was unanimous to recommend a zoning change to RR.
- B008 The vote was unanimous to recommend there be no zoning change.

B020 – The vote was unanimous to recommend there be no zoning change. B020-1 – The vote was unanimous to recommend there be no zoning change. B025 – The vote was unanimous to recommend there be no zoning change. B009 – The vote was unanimous to recommend there be no zoning change. B010 – The vote was unanimous to recommend there be no zoning change. B011 - The vote was unanimous to recommend there be no zoning change. B012 - The vote was unanimous to recommend there be no zoning change. B014 - The vote was unanimous to recommend there be no zoning change. B015 - The vote was unanimous to recommend there be no zoning change. B016 - The vote was unanimous to recommend there be no zoning change. B013 – The vote was unanimous to recommend a zoning change to B2. B017 - The vote was unanimous to recommend there be no zoning change. B033 - The vote was unanimous to recommend there be no zoning change. B018 - The vote was unanimous to recommend there be no zoning change. B019 - The vote was unanimous to recommend there be no zoning change. B024 - The vote was unanimous to recommend there be no zoning change. B021 - The vote was unanimous to recommend there be no zoning change. B022 - The vote was unanimous to recommend there be no zoning change.

B023 - The vote was unanimous to recommend there be no zoning change.

B026 – The vote was unanimous to recommend a zoning change to RR.

B027 - The vote was unanimous to recommend a zoning change to RR.

Planning Advisory Board Meeting Summary – 9/14/05

- B028 The vote was unanimous to recommend a zoning change to RR.
- B029 The vote was unanimous to recommend a zoning change to RR.
- B030 The vote was unanimous to recommend a zoning change to RR.
- B031 The vote was unanimous to recommend a zoning change to RR.
- B032 The vote was unanimous to recommend there be no zoning change.
- B034 The vote was unanimous to recommend there be no zoning change.
- B035 The vote was unanimous to recommend a zoning change to B3 on 14.29 acres.
- B036 The vote was unanimous to recommend a zoning change to RR.
- B037 The vote was unanimous to recommend there be no zoning change.
- B038 The vote was unanimous to recommend a zoning change to RR.
- B039 The vote was unanimous to recommend a zoning change to RR.
- B040 The vote was unanimous to recommend a zoning change to RR.
- B041 The vote was unanimous to recommend there be no zoning change.
- B042 The vote was unanimous to recommend there be no zoning change.
- B043 The vote was unanimous to recommend there be no zoning change.
- B044 The vote was unanimous to recommend there be no zoning change.
- B045 The vote was unanimous to recommend there be no zoning change.
- B046 The vote was unanimous to recommend there be no zoning change.
- B047 The vote was unanimous to recommend there be no zoning change.
- C001 The vote was unanimous to recommend there be no zoning change.
- C002 The vote was unanimous to recommend there be no zoning change.

- C003 The vote was unanimous to recommend there be no zoning change.
- C004 The vote was unanimous to recommend a zoning change to B1.

 Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.
- C005 The vote was unanimous to recommend a zoning change to B1.

 Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.
- C006 The vote was unanimous to recommend a zoning change to B1.

 Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.
- C011 The vote was unanimous to recommend a zoning change to B1.

 Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.
- C007 The vote was unanimous to recommend there be no zoning change.
- C008 The vote was unanimous to recommend there be no zoning change.
- C009 The vote was unanimous to recommend there be no zoning change.
- C010 The vote was unanimous to recommend there be no zoning change.
- C012 The vote was unanimous to recommend there be no zoning change.
- C013 The vote was unanimous to recommend a zoning change to R1.
- C013-1 The vote was unanimous to recommend a zoning change to R1.
- C014, C015, C022 through C028, C034 The vote was 2 for R1, 1 for AG, 1 for RR. Mr. Harrison expressed his concerns relative to traffic issues in the area. Since the vote was split, it was decided that Nancy Giorno would consult Roberts Rules of Order. These issues would be brought up again at the next meeting.
- C016 The vote was unanimous to recommend there be no zoning change.
- C029 The vote was unanimous to recommend there be no zoning change.
- C030 The vote was unanimous to recommend there be no zoning change.
- C017 The vote was unanimous to recommend there be no zoning change.

- C018 The vote was unanimous to recommend there be no zoning change.
- C021 The vote was unanimous to recommend there be no zoning change.
- C019 The vote was unanimous to recommend there be no zoning change.
- C020 The vote was unanimous to recommend there be no zoning change.
- C033 The vote was unanimous to recommend there be no zoning change.
- C035 The vote was unanimous to recommend there be no zoning change.
- D001 The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining
- D002 The vote was unanimous to recommend a zoning change to CI.
- D003 The vote was unanimous to recommend a zoning change to CI.
- D004 The vote was unanimous to recommend a zoning change to CI.
- D005 The vote was unanimous to recommend a zoning change to CI.
- D006 The vote was unanimous to recommend a zoning change to CI.
- D007 The vote was unanimous to recommend a zoning change to CI.
- D008 The vote was unanimous to recommend a zoning change to CI.
- D009 The vote was unanimous to recommend a zoning change to CI.
- D010 The vote was unanimous to recommend a zoning change to CI.
- D011 The vote was unanimous to recommend a zoning change to CI.
- D012 The vote was unanimous to recommend a zoning change to CI.
- D013 The vote was unanimous to recommend a zoning change to CI.
- D014 The vote was unanimous to recommend a zoning change to CI.

D089 - The vote was unanimous to recommend a zoning change to CI.

- D024 The vote was unanimous to recommend there be no zoning change.
- D027 The vote was unanimous to recommend there be no zoning change.
- D050 The vote was unanimous to recommend there be no zoning change.
- D051 The vote was unanimous to recommend there be no zoning change.
- D052 The vote was unanimous to recommend a zoning change to VB.
- D058 The vote was unanimous to recommend a zoning change to VB.
- D059 The vote was unanimous to recommend a zoning change to VB.
- D059-1 The vote was unanimous to recommend a zoning change to AG.
- D064-1 The vote was unanimous to recommend a zoning change to VB.
- D070 The vote was unanimous to recommend a zoning change to VB.
- D072 The vote was unanimous to recommend a zoning change to VB.
- D072-1 The vote was unanimous to recommend there be no zoning change.
- D078 The vote was unanimous to recommend a zoning change to VR.
- D091 The vote was unanimous to recommend a zoning change to VB.

 There was discussion as to whether the proposed use, which was recreational golf facility, would be allowed in VB zoning classification. Mr. McClune confirmed that this would be permitted in VB.
- D091-1 The vote was unanimous to recommend a zoning change to VB.
- D091-2 The vote was unanimous to recommend a zoning change to VB.
- D092 The vote was unanimous to recommend a zoning change to B3. There was some discussion on why this should be changed to B3. It was explained by staff that this would eliminate multiple split zoning on a large portion of this property.
- D028 The vote was unanimous to recommend a zoning change to RR.

- D034 The vote was unanimous to recommend there be no zoning change.
- D069 The vote was unanimous to recommend a zoning change to RR.

 It was noted that this change would be for approximately 42 acres of the original request.
- D029 The vote was unanimous to recommend there be no zoning change.
- D030 The vote was unanimous to recommend there be no zoning change.
- D075 The vote was unanimous to recommend there be no zoning change.
- D098 The vote was unanimous to recommend there be no zoning change.
- D099 The vote was unanimous to recommend there be no zoning change.
- D031 The vote was unanimous to recommend there be no zoning change.
- D033 The vote was unanimous to recommend a zoning change to CI.
- D067 The vote was unanimous to recommend there be no zoning change.
- D068 The vote was unanimous to recommend a zoning change to VB.
- D074 The vote was unanimous to recommend there be no zoning change.
- D032 The vote was unanimous to recommend there be no zoning change.

 There was discussion regarding the present use of this site as a produce stand and the fact that B3 zoning would create an extension of strip commercial along this corridor.
- D035 The vote was unanimous to recommend there be no zoning change.
- D036 The vote was unanimous to recommend there be no zoning change.
- D077 The vote was unanimous to recommend there be no zoning change.
- D079 The vote was unanimous to recommend there be no zoning change.
- D080 The vote was unanimous to recommend there be no zoning change.

D102 - The vote was unanimous to recommend there be no zoning change. D040 - The vote was unanimous to recommend there be no zoning change. D041 - The vote was unanimous to recommend there be no zoning change. D042 - The vote was unanimous to recommend there be no zoning change. D043 - The vote was unanimous to recommend there be no zoning change. D044 - The vote was unanimous to recommend there be no zoning change. D045 - The vote was unanimous to recommend there be no zoning change. D046 - The vote was unanimous to recommend there be no zoning change. D053 - The vote was unanimous to recommend there be no zoning change. D056 - The vote was unanimous to recommend there be no zoning change. D101 - The vote was unanimous to recommend there be no zoning change. D047 - The vote was unanimous to recommend there be no zoning change. D048 - The vote was unanimous to recommend there be no zoning change. D054 - The vote was unanimous to recommend there be no zoning change. D057 - The vote was unanimous to recommend there be no zoning change. D060 - The vote was unanimous to recommend there be no zoning change. D061 - The vote was unanimous to recommend there be no zoning change. D062 - The vote was unanimous to recommend there be no zoning change. D100 - The vote was unanimous to recommend there be no zoning change. D081 - The vote was unanimous to recommend there be no zoning change.

D090 - The vote was unanimous to recommend there be no zoning change.

D093 – The vote was 3-1 to recommend there be no change in zoning.

D094 – The vote was unanimous to recommend there be no change in zoning.

D095 - The vote was unanimous to recommend there be no zoning change.

D096 - The vote was unanimous to recommend there be no zoning change.

D103 - The vote was unanimous to recommend there be no zoning change.

The meeting was adjourned at 8:50 p.m.

PLANNING ADVISORY BOARD

Meeting Summary 9/21/05

Planning Advisory Board Members in Attendance: Mr. Dick Harrison, Ms. Terri Kearney, Mr. Norman Cochran, Ms. Diane Ford, Mr. Robert Shaffner, **Staff:** Mr. Anthony McClune, Mr. C. Pete Gutwald, Ms. Janet Gleisner, Ms. Denise Lynch, Ms. Nancy Giorno, Ms. Melissa Koenig, Mr. Will Doane

Also in Attendance: Michael Leaf, Esquire, Ms. Joan Morrissey Ward, Bel Air Town Commissioner

The meeting was called to order at 6:30 P.M. Mr. Harrison welcomed everyone. The meeting began with the revisiting of Issues C014, C015, C022 through C028 and C034. The Board members were advised by Ms. Giorno that the vote had to be taken again on these issues. There was some discussion about the Low Intensity designation of these properties. Mr. Gutwald answered questions and clarified what this designation is in relation to the Land Use Plan. He also reviewed the criteria used to evaluate each request. Mr. Harrison reiterated his concerns with traffic safety in this area, specifically on Whitaker Mill Road. Mr. Shaffner asked if there were plans for the one lane bridge on this road. Mr. McClune stated that there were no plans to widen it at this time. Ms. Kearney stated that her notes from the public meetings indicated that citizens would prefer R1 to R2 zoning on these properties. Mr. Cochran stated that there should be consistency in all of the Board's recommendations. Ms. Ford stated that all recommendations should be consistent with the intent and policies of the Land Use Plan.

- C014 The vote was 4-1 to recommend a zoning change to R1.
- C015 The vote was 4-1 to recommend a zoning change to R1.
- C022 The vote was 4-1 to recommend there be no zoning change.
- C023 The vote was 4-1 to recommend a zoning change to R1.
- C024 The vote was 4-1 to recommend a zoning change to R1.
- C025 The vote was 4-1 to recommend a zoning change to R1.
- C026 The vote was 4-1 to recommend a zoning change to R1.
- C027 The vote was 4-1 to recommend a zoning change to R1.
- C028 The vote was 4-1 to recommend a zoning change to R1.
- C034 The vote was 4-1 to recommend a zoning change to R1.

Planning Advisory Board Meeting Summary – 9/21/05

- E001 The vote was unanimous to recommend there be no zoning change.

 Ms. Ford noted that there were numerous public comments regarding properties along Rt. 22 and the fact that there was already a large amount of vacant commercial property.
- E054 The vote was unanimous to recommend there be no zoning change.
- E055 The vote was unanimous to recommend there be no zoning change.
- E002 The vote was unanimous to recommend a zoning change to R1.
- E015 The vote was unanimous to recommend a zoning change to R1.
- E016 The vote was unanimous to recommend a zoning change to R1.
- E018 The vote was unanimous to recommend a zoning change to R1.
- E048 The vote was unanimous to recommend a zoning change to R1.
- E066 The vote was unanimous to recommend a zoning change to R1.
- E076 The vote was unanimous to recommend a zoning change to R1.
- E003 The vote was unanimous to recommend a zoning change to R1.

 There was discussion on what portion of this property would be recommended for R1 zoning. Staff clarified that it was the 3 acre CI portion.
- E003-1 The vote was unanimous to recommend a zoning change to R2.

 Staff clarified that the recommended change would be for the 85 acre portion of GI.
- E004 The vote was 4-1 to recommend there be no zoning change.
- E008 The vote was 4-1 to recommend there be no zoning change.
- E005 The vote was unanimous to recommend there be no zoning change.
- E006 The vote was unanimous to recommend there be no zoning change.
- E007 The vote was unanimous to recommend there be no zoning change.
- E009 The vote was unanimous to recommend a zoning change to CI.

- E027 The vote was unanimous to recommend there be no zoning change.
 Mr. Shaffner asked if a business on first the floor and residence on second floor was permitted in RO. Mr. McClune stated that this would require approval by the Board of Appeals. In the RO, the only permitted use is a single family dwelling.
- E072 The vote was unanimous to recommend there be no zoning change.
- E073 The vote was unanimous to recommend there be no zoning change.
- E074 The vote was unanimous to recommend there be no zoning change.
- E075 The vote was unanimous to recommend there be no zoning change.
- E069 The vote was unanimous to recommend a zoning change to CI.
- E070 The vote was unanimous to recommend a zoning change to CI.
- E071 The vote was unanimous to recommend a zoning change to CI.
- E031 The vote was unanimous to recommend a zoning change to R1.
- E039 The vote was unanimous to recommend a zoning change to R1.
- E010 The vote was 4-1 to recommend there be no zoning change.
- E011 The vote was unanimous to recommend there be no zoning change.
- E021 The vote was unanimous to recommend there be no zoning change.
- E022 The vote was 4-1 to recommend there be no zoning change.
- E052 The vote was unanimous to recommend there be a zoning change to B2.
- E052-1 The vote was unanimous to recommend there be a zoning change to B2. Mr. Gutwald explained that this would eliminate split zoning.
- E012 The vote was unanimous to recommend there be no zoning change.
- E013 The vote was unanimous to recommend there be no zoning change.

 Ms. Kearney reminded everyone of the comments that were received in opposition to this request. Ms. Ford stated that consistency with the Land Use

Planning Advisory Board Meeting Summary – 9/21/05

Plan should be maintained. There was some discussion relative to development rights on this property.

- E014 The vote was unanimous to recommend there be no zoning change.
- E017 The vote was unanimous to recommend there be no zoning change.
- E029 The vote was unanimous to recommend a zoning change to VR.
- E029-1 The vote was unanimous to recommend there be no zoning change.
- E047 The vote was 3-2 to recommend a zoning change to B3.

 There was discussion regarding this request. It was noted that the larger portion of this parcel was already B3 and had an existing garage/commercial vehicle storage on the property.
- E049 The vote was 4-1 to recommend there be no zoning change.
- E050 The vote was 4-1 to recommend there be no zoning change.
- E051 The vote was unanimous to recommend there be no zoning change.
- E060 The vote was unanimous to recommend there be no zoning change.

 The question was raised as to whether there were current zoning violations on this property. Mr. McClune stated that there are no open cases at this time on the property.
- E061 The vote was unanimous to recommend there be no zoning change.
- E019 The vote was unanimous to recommend there be no zoning change.
- E020 The vote was unanimous to recommend there be no zoning change.
- E040 The vote was 4-1 to recommend there be no zoning change.
- E041 The vote was 4-1 to recommend there be no zoning change.
- E059 The vote was 4-1 to recommend there be no zoning change.
- E023 The vote was unanimous to recommend there be no zoning change.
- E024 The vote was unanimous to recommend a zoning change to LI.

Planning Advisory Board Meeting Summary - 9/21/05

- E028 The vote was unanimous to recommend a zoning change to R3.
- E062 The vote was 4-1 to recommend there be no zoning change.
- E063 The vote was 4-1 to recommend there be no zoning change.
- E064 The vote was 4-1 to recommend there be no zoning change.
- E065 The vote was 4-1 to recommend there be no zoning change.
- E042 The vote was unanimous to recommend there be no zoning change.
- E043 The vote was unanimous to recommend a zoning change to R3.
- E044 The vote was unanimous to recommend there be no zoning change.
- E056 The vote was unanimous to recommend there be no zoning change.
- E057 The vote was unanimous to recommend there be no zoning change.
- E058 The vote was unanimous to recommend there be no zoning change.
- E067 The vote was unanimous to recommend there be no zoning change.
- F013 The vote was unanimous to recommend there be no zoning change.
- E046 The vote was 4-1 to recommend there be no zoning change.
- F001 The vote was unanimous to recommend there be no zoning change.
- F002 The vote was unanimous to recommend there be no zoning change.
- F003 The vote was 3-2 to recommend there be no zoning change.
- F026 The vote was unanimous to recommend a zoning change to B2.
- F031 The vote was 3-2 to recommend a zoning change to B2.
- F031-1 The vote was 3-2 to recommend there be no zoning change.
- F029 The vote was unanimous to recommend there be no zoning change.

Planning Advisory Board Meeting Summary – 9/21/05

F030 – The vote was unanimous to recommend there be no zoning change.

F038 – The vote was unanimous to recommend there be no zoning change.

F004 – The vote was unanimous to recommend a zoning change to R1.

F005 – The vote was unanimous to recommend a zoning change to R1.

F006 – The vote was unanimous to recommend a zoning change to R1.

F007 – The vote was unanimous to recommend there be no zoning change.

F035 – The vote was unanimous to recommend there be no zoning change.

F008 – The vote was unanimous to recommend there be no zoning change.

F014 – The vote was unanimous to recommend there be no zoning change.

F015 – The vote was unanimous to recommend there be no zoning change.

F027 – The vote was unanimous to recommend there be no zoning change.

F009 – The vote was 4-1 to recommend there be no zoning change.

F010 – The vote was unanimous to recommend there be no zoning change.

F012 – The vote was 3-2 to recommend a zoning change to R3.

F012-1 – The vote was 3-2 to recommend a zoning change to R3.

F012-2 – The vote was unanimous to recommend a zoning change to R3.

F037 – The vote was unanimous to recommend there be no zoning change.

F011 – The vote was unanimous to recommend there be no zoning change.

F016 – The vote was unanimous to recommend there be no zoning change.

F018 – The vote was unanimous to recommend there be no zoning change.

- F017 The vote was 3-2 to recommend there be no zoning change.

 Questions regarding cottage housing were brought up. Mr. McClune explained the conditions of this type of housing.
- F019 The vote was unanimous to recommend there be no zoning change.
- F022 The vote was unanimous to recommend there be no zoning change.
- F023 The vote was unanimous to recommend there be no zoning change.
- F020 The vote was unanimous to recommend there be no zoning change.
- F020-1 The vote was unanimous to recommend there be no zoning change.
- F021 The vote was unanimous to recommend there be no zoning change.
- F024 The vote was unanimous to recommend there be no zoning change.
- F025 The vote was unanimous to recommend there be no zoning change.
- F033 The vote was unanimous to recommend there be no zoning change.
- F028 The vote was unanimous to recommend there be no zoning change.
- F032 The vote was unanimous to recommend a zoning change to R2.
- F032-1 The vote was unanimous to recommend a zoning change to R2.

 Mr. Gutwald explained that this would eliminate split zoning.

 This concluded the vote on all requests that were submitted by property owners. Mr. Gutwald then distributed a log with issues that Planning and Zoning was bringing forth. He stated that these zoning changes would bring consistency to adjoining properties that were requesting zoning changes, with the exception of one property, D012, which was a mapping error.
- B040-1 The vote was unanimous to recommend a zoning change to RR.
- B048 The vote was unanimous to recommend a zoning change to RR.
- C036 The vote was unanimous to recommend a zoning change to B1.
- C037 The vote was unanimous to recommend a zoning change to B1.

D104 - The vote was unanimous to recommend a zoning change to CI. D105 - The vote was unanimous to recommend a zoning change to CI. D106 - The vote was unanimous to recommend a zoning change to CI. D107 - The vote was unanimous to recommend a zoning change to CI. D108 - The vote was unanimous to recommend a zoning change to CI. D109 - The vote was unanimous to recommend a zoning change to VB. D110 - The vote was unanimous to recommend a zoning change to AG. D111 - The vote was unanimous to recommend a zoning change to AG. D112 - The vote was unanimous to recommend a zoning change to B1. E077 - The vote was unanimous to recommend a zoning change to R1. E078 – The vote was unanimous to recommend a zoning change to R1. E079 - The vote was unanimous to recommend a zoning change to R1. E080 - The vote was unanimous to recommend a zoning change toR1. E081 - The vote was unanimous to recommend a zoning change to R1. E082 - The vote was unanimous to recommend a zoning change to R1. E083 - The vote was unanimous to recommend a zoning change to R1. E084 - The vote was unanimous to recommend a zoning change to R1.

E085 - The vote was unanimous to recommend a zoning change to R1.

E086 - The vote was unanimous to recommend a zoning change to CI.

E087 - The vote was unanimous to recommend a zoning change to CI.

E088 - The vote was unanimous to recommend a zoning change to LI.

- E089 The vote was unanimous to recommend a zoning change to LI.
- E090 The vote was unanimous to recommend a zoning change to LI.
- E091 The vote was unanimous to recommend a zoning change to LI.
- E092 The vote was unanimous to recommend a zoning change to LI.
- E093 The vote was unanimous to recommend a zoning change to LI.
- E094 The vote was unanimous to recommend a zoning change to LI.

The meeting was adjourned at 9:10 P.M.

Appendix D Municipality Comments



CITY OF

Douglas S. Wilson, Mayor Georgina M. Bantum, Council President Jerry K. Hansen, City Council Michael G. Hiob, City Council Ronald Kupferman, City Council



August 31, 2005

Mr. C. Pete Gutwald Chief of Comprehensive Planning Harford County Government Department of Planning and Zoning 220 S. Main Street, 2nd floor Bel Air, Maryland 21014

> Comments regarding Comprehensive Zoning Review RE:

Dear Mr. Gutwald:

I have reviewed the following applications for Comprehensive Zoning and offer the following comments to your staff:

- 1. Issue #E003, E003-1 Tax Map 58, Parcel 59 is located within the City's Comprehensive Planning Area 14, Ripken. Planning Area 14 is recommended for light industrial/planned employment growth. We have no issues with the rezoning request from R2/CI/GI to R3.
- 2. Issue #E005, Tax Map 52, Parcel 55 is located within the City's Comprehensive Planning Area 8, Paradise. Planning Area 8 is recommended for low and medium density residential uses. We have no issues with the rezoning request from AG to R2.
- 3. Issue #E024, Tax Map 51, Parcel 643 is located within the City's Comprehensive Planning Area 11, Long/HEAT. Planning Area 11 is recommended for a planned unit development of upscale residential character, additional office, research and educational uses in a campus like setting and commercial/recreational uses. We have no issues with the rezoning request from AG to LI.
- 4. Issue #E043, Tax Map 51, Parcel 382 is located within the City's Comprehensive Planning Area 13, Bush Chapel. Planning Area 13 is recommended for low and medium density residential development. Consideration should be made in reviewing the rezoning request from R1 to R3 that there may be a significant impact to roads/transportation, schools, and water and sewer systems.
- 5. Issue #E062 and E063, Tax Map 58, Parcels 254 and 13 is located within the City's Comprehensive Planning Area 14, Ripken. Planning Area 14 is

FAX 410-273-7402

should be made in reviewing the rezoning request from R1 to R3 that there may be a significant impact to Aberdeen schools if higher density residential development is approved.

Thank you for considering our comments regarding the above rezoning requests. We would like to receive the final determination regarding the five issues after the County Council makes its decision.

Sincerely yours,

Physics & Brown PHYLLIS G. GROVER

Director of Planning and Community Development

Cc: Aberdeen City Council



TOWN OF BEL AIR MARYLAND

39 Hickory Avenue, Bel Air, Maryland 21014

Administration 410-638-4550 410-879-2711 Finance 410-638-4555 410-879-2712 Fax 410-879-9225

www.belair.bel-air.md.us

TOWN ADMINISTRATOR
Christopher G. Schlehr

BOARD OF COMMISSIONERS David E. Carey Terence O. Hanley James V. McMahan, Jr. Joan Morrissey Ward Robert M. Preston

September 1, 2005

Mr. Anthony McClune, Acting Director Harford County Dept. of Planning & Zoning 220 S. Main Street Bel Air, MD 21014

Re: Comprehensive Rezoning Requests

Dear Mr. McClune:

The Town appreciates the opportunity to review and comment on the proposed Comprehensive Rezoning issues. Many of the requests will directly impact the Town of Bel Air and its environs, particularly the Winters Run watershed and the major transportation corridors into Town. The following is a summary of our concerns about the re-zoning process and the requests for rezoning.

Basically, we believe that proceeding with rezoning requests before revising the Development Regulations may seriously undermine the policies, goals and objectives established in the County's adopted Master Plan. The County Master Plan's Implementation Element specifies that a comprehensive update of the Zoning Code should be completed prior to the initiation of the Comprehensive Zoning Review. (See Attachments A & B)

The rezoning requests highlight the need for update of the current Regulations so that they are consistent with the Master Plan. The majority of the requests are located along major transportation corridors – Route 40, Route 22, Route 924, Route 152 and Route 1. The issues show the need to revise the industrial district zoning to meet current needs, the need for mixed use zones, and the pressure for residential development in the Winters Run corridor. The problems these requested rezonings would create are manifold. The Master Plan emphasizes that there is a surplus of 13.8 million square feet of commercial zoning in the County through the year 2025. (Harford County Retail Growth Analysis: Projected Demand 2000-2025 p 1) [See Attachment C]. To approve the commercial rezonings requested would exacerbate this surplus commercial inventory, existing traffic congestion, particularly along the Route 22 corridor, and an existing problem with older commercial corridors, such as Route 40. These existing commercial areas would remain underutilized as newly zoned land attracts development. Developers would not have the necessary incentives to combine parcels and redevelop. Furthermore, such rezonings would add to travel delays and traffic conflicts as new curb cuts are

created along Route 22, Route 924 and Route 1. Before any substantial rezoning is authorized, we suggest that the County consider undertaking a study of its main transportation corridors, similar to those done in Howard County and Prince Georges County. Just because there is road frontage on a major artery, it does not immediately follow that land should be zoned commercially. This is the sad lesson learned from Ritchie Highway in Anne Arundel County and York Road in Baltimore County. Harford County's corridors are ideal areas for high density residential, institutional and mixed use development. Even these zones, however, should not be considered until necessary design and performance standards have been incorporated into the Development Regulations.

Along with the corridor study, the County needs to consider adoption of Watershed Protection measures before approving increased densities in the Winters Run watershed. This is a very sensitive area with a long history of well and septic problems. The County Health Department and the County Department of Public Works should be integrally involved in determining the protection needs and direction of the Development Regulations. Until safeguards are in place, densities should be held at their current level in this area.

Finally, the County Economic Development office has done a remarkable job of generating new jobs, but this development creates the need for new units to house the projected workforce. Vacant residentially zoned land is scarce. This places added pressure on the County to modify commercial district regulations to allow residential or mixed residential/commercial options, but only if strong design standards, landscaping requirements and access improvements are provided. By implementing the revised Development Regulations recommended in the County Master Plan, the needs of the community would be addressed and protection provided for property owners before zoning on individual parcels is modified. The Town recommends strictly limiting any rezonings on Bel Air Road, Churchville Road and Emmorton Road at the present time. This will allow time to properly study the transportation corridors, adopt adequate watershed protection measures and adopt Development Regulations that correspond with the County's Master Plan.

Based on this analysis, the Town respectfully requests that the following rezoning requests be denied:

Issue #	Address	Request	Comment
B001	1114 Baltimore Pike	AG to B3	The parcel is located adjacent to the County park on a steep hill with limited access opportunities. Intensifying the zoning would permit inappropriate commercial uses that could negatively impact the traffic movement and create a negative impact on the watershed.
B008/ B020- B025	2014 Emmorton Road/Toll Green Way	R4 to B3	The current zoning allows a wide variety of uses without the negative impact of creating an unbroken commercial corridor. The provision of more than 45 acres of commercial zoning at this location would significantly degrade the traffic situation in this area and directly conflict with the County

`			Master Plan recommendation to limit commercial rezonings.
C017, C018 & C021	812, 814 & 816 Baltimore Pike	R2 to B3	Intense commercial zoning is inappropriate due to location at the crest of a hill making ingress and egress dangerous, particularly for high intensity uses; the zoning would further exacerbate the commercial corridor issues noted in the text; watershed protection measures need to be addressed before intensifying uses.

The Town wishes to emphasize the need for a collaborative effort among County and municipal government, including Economic Development, Health, Public Works, Planning and Parks and Recreation to address the Gateway/Transportation corridor concerns, the watershed issues, the balance of Commercial vs. Residential land, and the need to incorporate adequate buffering, landscape, design and performance standards into the Development Regulations before any substantial rezonings are approved. The Town suggests that rezonings be minimized at the present time and encourages the County to consider developing a timeline for initiating the recommended Studies and Regulations revisions.

Thank you again for allowing us to comment on the Comprehensive Rezoning issues. We look forward to working with you in the future on the myriad issues raised herein.

Sincerely,

David E. Carey, Chairman

Dand Carry

Bel Air Board of Town Commissioners

cc: Board of Town Commissioners

Christopher G. Schlehr, Town Administrator

David Craig, Harford County Executive

Robert Wagner, Harford County Council President

Dion F. Guthrie, Harford County Council Member

Veronica L. Chenowith, Harford County Council Member

Robert G. Cassilly, Harford County Council Member

Lance C. Miller, Harford County Council Member

Richard C. Slutzky, Harford County Council Member

Cecelia M. Stepp, Harford County Council Member

File

Enclosures:

Excerpt Article 66B, MD Annotated Code

Excerpt Harford County Master Plan

Excerpt Harford County Retail Growth Analysis, Projected Demand 2000-2025

Letter to Harford County Planning & Zoning

IMPLEMENTATION

LAND USE ELEMENT PLAN IMPLEMENTATION

The 2004 Land Use Element Plan includes a series of recommendations identifying various work initiatives needed to implement the Plan. Among the recommendations to be completed are: a comprehensive update of the Zoning Code, the Comprehensive Zoning Review, review and revision of existing element plans, specified studies, and the development of Design Guidelines. A work program has been developed that prioritizes these initiatives and identifies the agency that will be chiefly responsible for its completion. Finally, it identifies which of the implementation measures involve capital expenditures. This provides a connection between the Plan's recommendations and the capital budgeting process.

Zoning Code Update and Comprehensive Zoning Review

the Comprehensive Zoning Review process.

Because many of the implementation strategies set forth in this Plan are to be addressed as part of a comprehensive update of the Zoning Code, and because of Charter requirements regarding comprehensive zoning, this initiative was started concurrently with the adoption process for this Plan. To complete the rezoning process in a manner consistent with this Plan, the Code update must be completed prior to initiation of the Comprehensive Zoning Review process. Adoption of the revised Zoning Code is scheduled for the Fall of 2004. This document will establish the zoning classifications to be implemented through the review process. The County Charter mandates that a Comprehensive Zoning Review be undertaken every eight years in Harford County. Therefore, the next required review must occur by 2006.

The 2004 Land Use Element Plan specifies land use policies that will be followed as part of the evaluation process and which will be used during the Comprehensive Zoning Review. Because the Plan recognizes that there is a sufficient inventory of undeveloped residential, commercial and industrial land to meet projected growth needs, any requests for rezoning will be subject to a detailed analysis to determine not only the need for the zoning change, but also to determine its impact on public facilities and the environment. In addition, this Plan establishes guidelines for

All applications submitted as part of the Comprehensive Zoning Review must be submitted by the property owner or the owner's legal representative. The Department of Planning and Zoning will review each application for consistency with the 2004 Land Use Element Plan. Applicants requesting a change in zoning classification not consistent with the adopted land use designation will be considered inconsistent with the Plan. Each application will also be subject to a technical assessment as noted above. Prior to the submittal of the Directors Report on the Comprehensive Zoning Review, the Department of Planning and Zoning, with the Planning Advisory Board, will conduct public briefings on their findings and recommendations.



Excerpt: MD Annotated Code, Article 66B, Section 1

ATTACHMENT B

Section 1.00 (continued)

was this comme

(2) specified by the local governing body in a zoning ordinance to avoid a literal enforcement of the ordinance that, because of conditions peculiar to the property and not any action taken by the applicant, would result in unnecessary hardship or practical difficulty.

1.01 Visions

In addition to the requirements of § 3.05(c) of this article, a commission shall implement the following visions through the plan described in § 3.05 of this article:

- (1) development is concentrated in suitable areas;
- (2) sensitive areas are protected;
- (3) in rural areas, growth is directed to existing population centers and resource areas are protected;
 - (4) stewardship of the Chesapeake Bay and the land is a universal ethic;
- (5) conservation of resources, including a reduction in resource consumption, is practiced;
- (6) to assure the achievement of items (1) through (5) of this section, economic growth is encouraged and regulatory mechanisms are streamlined;
- (7) ADEQUATE PUBLIC FACILITIES AND INFRASTRUCTURE UNDER THE CONTROL OF THE COUNTY OR MUNICIPAL CORPORATION ARE AVAILABLE OR PLANNED IN AREAS WHERE GROWTH IS TO OCCUR; AND
 - (8) funding mechanisms are addressed to achieve these Visions.

1.02 Sections of Article 66B Applicable to Charter Counties

- (a) Except as provided in this section, this article does not apply to charter counties.
- (b) The following sections of this article apply to a charter county:
 - (1) § 1.00(j) (Definition of "sensitive areas");

¹The new vision is to be construed only prospectively and does not apply to plans, ordinances or policies macted or amended before October 1, 2000.

- § 1.01 (Visions); (2)(3) § 1.03 (Charter county - comprehensive plans); (4) § 4.01(b)(2) (Regulation of bicycle parking); (5) § 5.03(d) (Easements for burial sites); § 7.02 (Civil penalty for zoning violation); (6) § 10.01 (Innovative and flexible implementation tools); (7) § 11.01 (Transfer of development rights); (8) (9) § 12.01 (Affordable housing): except in Montgomery County or Prince George's County, §13.01 (10)(Development rights and responsibilities agreements); and for Baltimore County only, § 14.02. (11)This section supersedes any inconsistent provision of Article 28 of the Code. Comprehensive Plan Elements Required in Charter Counties: Authority for Legislative Body to Implement the Visions; Six Year Review and Implementation Assurance When developing a comprehensive plan for a charter county, a planning commission shall include: A transportation plan element which shall: **(i)**
- Propose the most appropriate and desirable patterns for the general location, character, and extent of the channels, routes, and terminals for transportation facilities, and for the circulation of persons and goods on a schedule that extends as far into the future as is reasonable;

2. Provide for bicycle and pedestrian access and travelways;

and

proposed improvement;

(c)

(a)

1.03

3. Include an estimate of the probable utilization of any

If current geological information is available, a mineral resources (ii) plan element that:

Section 1.03 - (continued)

- 1. Identifies undeveloped land that should be kept in its undeveloped state until the land can be used to provide or assist in providing a continuous supply of minerals, as defined in § 15-801(i) of the Environment Article;
- 2. Identifies appropriate post-excavation uses for the land that are consistent with the county's land planning process;
 - 3. Incorporates land use policies and recommendations for

regulations:

a. To balance mineral resource extraction with other

land uses; and

- b. To the extent feasible, to prevent the preemption of mineral resources extraction by other uses; and
- 4. Has been reviewed by the Department of the Environment to determine whether the proposed comprehensive plan is consistent with the programs and goals of the Department;
- (iii) An element which contains the planning commission's recommendation for land development regulations to implement the comprehensive plan and which encourages:
- 1. Streamlined review of applications for development, including permit review and subdivision plat review within the areas designated for growth in the comprehensive plan:
- 2. The use of flexible development regulations to promote innovative and cost-saving site design and protect the environment; and
- 3. Economic development in areas designated for growth in the comprehensive plan through the use of innovative techniques; and
- (iv) a sensitive areas element that contains goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development.
- (2) The channels, routes, travelways, and terminals required under paragraph (1)(i) of this subsection may include all types of highways or streets, bicycle ways, sidewalks, railways, waterways, airways, routings for mass transit, and terminals for people, goods, and vehicles related to highways, airways, waterways, and railways.
- (3) The mineral resources plan element required under Paragraph (1)(ii) of this subsection shall be incorporated in:
- (i) Any new comprehensive plan adopted after July 1, 1986 for all or any part of a jurisdiction; and

Section 1.03 - (continued)

- (ii) Any amendment or addition that is adopted after July 1, 1986 to a comprehensive plan that was in effect on July 1, 1985.
- (b) (1) A planning commission shall include in its comprehensive plan all elements required in subsection (a) of this section and the visions set forth in § 1.01 of this article.
- (2) At least once every 6 years, the planning commission shall review and, if necessary, revise or amend a comprehensive plan to include all elements required in subsection (a) of this section and the visions set forth in § 1.01 of this article.
- (3) If the comprehensive plan for each geographic section or division is reviewed and, if necessary, revised or amended at least once every 6 years, the planning commission may prepare comprehensive plans for one or more major geographic sections or divisions of the local jurisdiction.
- (c) (1) A planning commission shall implement the visions set forth in § 1.01 of this article through the comprehensive plan elements required under subsection (a) of this section.
- (2) A local legislative body that has adopted a comprehensive plan may adopt regulations implementing the visions stated in § 1.01 of this article in a comprehensive plan.
- (d) On or before July 1, 1997, and subsequently at intervals of not more than 6 years which correspond to the comprehensive plan revision under subsection (b) of this section, a charter county shall ensure that the implementation of the provisions of the comprehensive plan that comply with § 1.01 of this article and subsection (a)(1)(iii) and (iv) of this section are achieved through the adoption of:
 - (1) applicable zoning ordinances and regulations;
 - (2) planned development ordinances and regulations;
 - (3) subdivision ordinances and regulations; and
- (4) other land use ordinances and regulations that are consistent with the comprehensive plan.

Excerpt: Harford County Retail Growth Analysis: Projected Demand 2000-2025

Attachment C

Executive Summary

This retail analysis follows the assumptions and methodology utilized by Legg Mason in the original retail analysis study conducted in 1997. This analysis concludes that continued residential growth will increase the amount of retail space which can be built in Harford County through the year 2025. Principal findings of this study include:

- 1. Harford County has approximately 9.4 million square feet of existing retail space.
- 2. At least 2.1 million square feet of new retail space can be supported over and above the existing retail supportable space inventory through 2025.
- 3. Harford County's commercially zoned vacant land inventory has the capacity for up to 14.1 million additional square feet of retail space.
- 4. Comparing projected growth in demand to gross land capacity through 2025, Harford County has a sufficient amount of commercially zoned land to accommodate projected growth. This study finds that 41.1% of the overall retail capacity will be utilized.
- 5. There is a surplus of total retail supportable space of 13.8 million square feet by 2025.

This retail analysis study estimates and projections are based on gross calculations and do not take into account the particulars of individual zoned parcels, redevelopment opportunities, possible changes in growth and other assumptions which may occur through 2025 and affect the findings of this study.



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS
705 CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belair.bel-air.md.us

PLANNING 410-879-9500 PUBLIC WORKS 410-879-9507 FAX-410-838-0775

BOARD OF COMMISSIONERS David E. Carey Terence O. Hanley James V. McMahan, Jr. Robert M. Preston Joan M. Ward DIRECTOR OF PLANNING
Carol L. Deibel
DIRECTOR OF PUBLIC WORKS
Robert B. Cooper

March 10, 2005

Mr. C. Pete Gutwald Chief of Comprehensive Planning Harford County Dept. of Planning & Zoning 220 S. Main Street Bel Air, MD 21014

Re:

Comprehensive Zoning Requests

Dear Mr. Gutwald:

The Town appreciates the opportunity to review the Comprehensive Zoning Log. We will present more detailed comments about the various rezoning requests to the County Council during the public hearing process. Meanwhile, we wanted to share our concerns with the Planning Department as part of our ongoing interjurisdictional information sharing initiatives.

The Town is concerned that the rezoning process is premature, since the revised Development Regulations are not in place. It is difficult to assess the appropriate zoning designation without a clear understanding of the district requirements and safeguards that will be in place with the revised Development Regulations. For example, many of the requests call for rezoning of property in the various commercial corridors — Route 1, Route 22, Route 924, etc. With the current regulations, these rezonings would have serious negative impacts on the County and the Town.

First and foremost, County studies clearly show a surplus of commercially zoned property. This has resulted in numerous long-term commercial vacancies, as developers build on raw land rather than redevelop existing commercial areas. It has also caused serious degradation of traffic along major roadways, as new curb cuts are added for each individual parcel. The environmental impacts and water, sewer and stormwater control needs for this new development also exacerbates general development impacts on the surrounding communities. The Town strongly encourages denial of the commercial rezoning requests on Route 1, Route 22 and Route 924 and consideration of a commercial corridor study, similar to those conducted in Howard County and elsewhere in the state, to assure that we are not recreating the development and traffic debacle experienced on Ritchie Highway and York Road. This type of analysis is needed before any corridor rezoning occurs.

Mr. C. Pete Gutwald Harford County Dept. of Planning & Zoning March 10, 2005 Page 2

The County does need more housing to meet current and future demand. This could be accommodated by adopting a mixed-use zone and developing design and performance standards to encourage housing developments interspersed between the designated commercial nodes. This may require development of a new zoning designation that could be structured to limit curb cuts, require landscape buffering along arterials and collectors, and provide more diverse housing opportunities. This type of development could address housing needs identified by the County Office of Economic Development, improve the general appearance and function of the major transportation corridors in the Development Envelope, and strengthen the existing commercial nodes.

There are several requests for rezoning in the Fallston area south of Bel Air. These requests, calling for increased residential development density, need to be assessed carefully based on their potential impact on the Winters Run watershed, as well as ground water adequacy and septic function. Historically, the County has experienced problems with existing wells in this area running dry as new development occurs. Before rezoning is considered, these impacts should be assessed by the County Department of Public Works and the Health Department.

The potential impact on the Town of the increased densities and development intensity along the corridors approaching Bel Air (Route 1, Route 22, Route 924) is a serious concern. We ask your support in minimizing rezonings in this area at least until appropriate studies are completed and safeguards are incorporated into the County's revised Development Regulations.

Thank you for your consideration.

Sincerely,

Carol L. Deibel

Director of Planning and Community Development

CLD:mjw

cc: Town Board of Commissioners

Christopher G. Schlehr, Town Administrator

J. Steven Kaii-Ziegler, Director, Harford County Planning & Zoning Anthony McClune, Deputy Director, Harford County Planning & Zoning

Appendix E Chesapeake Bay Critical Area Comments

Robert L. Ehrlich, Jr.

Michael S. Steele Lt. Governor



Martin G. Madden Chairman

Ren Serey
Executive Director

STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401 (410) 260-3460 Fax: (410) 974-5338 www.dnr.state.md.us/criticalarea/

June 6, 2005

Mr. Nick Walls
Environmental Planner
Harford County Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014

RE: Rezoning Applications

Issue Number: A036, E042, F020, F020-1 & F021

Dear Mr. Walls:

I have received the information you provided regarding the proposed rezoning of five properties located within the Critical Area. It is my understanding that the County is currently reviewing 336 applications for rezoning; however, only five properties were found to be in the Critical Area.

A036 – 101 Philadelphia Road

The first property proposed for rezoning is A036 located at 101 Philadelphia Road in Joppatowne. The current zoning for the 0.618 acre property is R-1 (low density residential) with 0.0413 acres (approximately 1800 square feet) in the Resource Conservation Area (RCA). The existing use on this site is residential with one single-family house and a small accessory structure. The applicant is requesting a zoning change to B-1 (neighborhood business). If the applicant proposes to change the use of the Critical Area portion of this property to a commercial use, then it is likely that growth allocation will be required.

E042 - Richards Lane

The second property proposed for rezoning is E042 (Tax Map 59, Parcel 157) located off of Richards Lane in Aberdeen. This parcel is designated a Resource Conservation Area (RCA), is currently used for agriculture purposes, and totals 256 acres with 150 acres in the RCA. The applicant is requesting to rezone 12.196 acres of the parcel within the Critical Area from R1 (low density residential) to RR (rural residential). The 12.196 acres includes portions of the 100-foot Buffer and a small area of Forest Interior Dwelling Bird Species (FIDs) habitat.

2005 JUN 13 P 1: 23

Mr. Walls June 6, 2005 Page 2

There does not appear to be any apparent conflict between the proposed zoning classification and the RCA designation. This office understands that the applicant wants to create four additional residential lots clustered on the 12.196 acres. If the applicant creates additional lots on the 12.196 acres, then at the time of subdivision, appropriate deed restrictions and plat notes will be necessary to ensure that development on the site does not exceed the allowable RCA density of one dwelling unit per 20 acres. The area to be developed should be adequate to ensure that impacts to FIDs habitat are avoided and that all dwellings, roads, septic systems, etc. can be located outside the Buffer.

F020, F020-1, and F021 - Philadelphia Road

The remaining three properties proposed for rezoning are F020, F020-1 and F021 (Tax Map 62, Parcel 180, Lots 1 and 2) located in the 4000 block of Philadelphia Road. This office understands that these properties were included in the Critical Area in 2000 as a result of the approved expansion of the Critical Area boundary to include adjacent floodplain areas. All three properties are requesting a B3 zoning change. F021 is currently zoned R1. F020 and F020-1 are currently split zoned with a B1 and R1 zoning on portions of the properties. It is my understanding that the B3 zoning category allows a variety of intense commercial uses. Because new commercial uses are generally not permitted within the RCA, redevelopment of this property that would involve a change in use would require the use of growth allocation.

All three properties include portions of FIDs habitat, and there is a mapped tributary stream that will require a 100-foot Buffer that impacts a small area of F020-1 and a larger portion of F020. Because of the presence of these Habitat Protection Areas, development of these properties may be constrained, and therefore the County may want to carefully consider if the site is suitable for growth allocation. If the rezoning is approved and commercial development proposed, any application for growth allocation will need to address protection and conservation of these Habitat Protection Areas (HPA).

Thank you for the opportunity to provide comments on these proposals. If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

Dawnn McCleary

Natural Resources Planner

Dawm McCleary

cc: Pat Pudelkewicz Mary Owens

Harford County Rezoning-05

Appendix F Historic Preservation Commission Comments



Historic Preservation Commission

c/o Harford County Department of Planning and Zoning 220 South Main Street, Bel Air, Maryland 210 (410) 638-3103 / (410) 879-8239 fax

September 9, 2005

Department of Planning and Zoning Attn: C. Pete Gutwald

Re: Comprehensive Zoning

Mr. Gutwald,

On behalf of the Harford County Historic Preservation Commission, I would like to submit the HPC's comments regarding Comprehensive Zoning. The HPC feels that the development on and around historic sites would negatively affect the County's opportunity for Heritage Tourism. Heritage tourism could bring economic benefit to the County.

We would like to have the County revisit the recommendations we made regarding the zoning law in this process. While our comments do not carry the "force of law", we feel it is necessary to go on record with our concerns regarding issue properties and historic structures on or adjacent to them.

We are also concerned about zoning requests that fall in and around rural villages. Our rural villages are losing their character and identity. Development in and around these villages should be regulated, allowing for growth and change while protecting their spirit of place or Zeitgeist.

Thank you for your consideration and efforts in keeping the HPC abreast of all of the Comprehensive Zoning requests. We appreciate the opportunity to comment.

W. Paul Thompson, Jr.,

Sincerely

Chair Historic Preservation Commission

Historic Preservation Commission Comprehensive Zoning comments:

General concerns:

- 1. The development of properties with historic structures on them or properties that are historically significant will be counterproductive to the goals stated in the Historic Element Plan of the Land Use Plan.
- 2. Development of historic sites will hamper the opportunity for heritage tourism in the County.
- 3. The HPC recommends that a buffer area be placed around historic structures in an effort to protect its character and the nature of the site. While this does not preclude or disallow development, it does ask that the development be of a nature, scale and character that is fitting.
- 4. Development in Harford County's rural village should be respectful of its surroundings; designed with consideration to the village scale and character and should compliment existing rural village businesses.
- 5. Comprehensive zoning requests inside of village boundaries should be consistent with village zoning, allowing for VB and VR zoning.
- 6. Development adjacent to historic sites should be screened and buffered to minimize their effect on the character and appearance of the historic site.
- 7. The County needs to have safeguards in place to protect adjoining historical property before approving rezoning.

Specific concerns:

- 1. A009, the HPC recommends denial on the following Expanding the commercial zoning is contrary to the Master Plan policy. Additionally, the impact on the log house needs to be considered, particularly since adequate buffer requirements have not yet been incorporated in the Zoning Regs, as yet.
- 2. B001, the HPC recommends denial. This request could have a serious impact on the surrounding Historic properties. Additional Commercial zoning is not warranted based on Master Plan findings and traffic impact would be significant.
- 3. B005, the HPC recommends denial. Allowing this property, adjacent to High Point Farms to be rezoned RR, will greatly affect the character of the area.
- 4. B011/B012, the HPC believes that the historic structures should be preserved. Rezoning would probably make this less likely.

- 5. B016, the HPC recommends denial. Additional commercial not warranted based on Master Plan analysis. Such rezoning would make it more difficult to preserve the historic resources in this area.
- 6. B037, B041, the HPC recommends denial, adding that the County needs to have safeguards in place to protect adjoining historical property before approving rezoning.
- 7. Issue properties B045 and B047 are adjacent to the Mary Ellen Gardiner house, cottage and barn (ha-421, 422 and 423) on it. Photos provided by planning and zoning provide little information regarding the status of the buildings. While these sites are not designated, they are part of the County's historic inventory and, as such, the HPC believes it is necessary to protect these historic and cultural resources regardless of classification. Further information about the buildings is requested by the HPC.
- 8. Issue property B046 has the Mary Ellen Gardiner house, cottage and barn (ha-421, 422 and 423) on it. Photos provided by planning and zoning provide little information regarding the status of the buildings. Further information about the buildings is requested by the HPC. Generally, the HPC recommends denial. These properties would impact the Gardiner house, cottage and barn and put undue pressure on these historical properties.
- 9. D029, D030, the HPC recommends denial based on the basic need to preserve the rural village area. Issue properties D029 and D030 are located in the center of the Dublin rural village. Given the nature of Dublin, the HPC recommends that D029 maintain its VB zoning. B3 zoning in the village center could greatly affect the appearance and nature of the village. D030 is asking for upzoning from VR to VB. If allowed, development should be designed to compliment the character of the village and existing village businesses.
- 10. D032 and D034, the HPC recommends denial until buffer requirements are in place to protect historic resources.
- 11. D051, D052, D053, D054, D058, D060, D061, D062, D068- Same comment as D032. D054 has ha-627 on it. Ha-627 is the Hott House.
- 12. D059, D059-1, D064-1 HPC recommends denial due to the potential impact on historic property.
- 13. Issue properties E009 and E027 are adjacent to the St. Ignatius Church in Hickory. The church is in the oldest diocese in the United States and has the honor of being the longest continuously used or attended Catholic Church. The issue properties are asking for applying for an up-zoning from R2 to CI and RO to B3. CI and B3 allow for intense development and special care

should be given to screen these properties from St. Ignatius if allowed their up-zoning.

Submitted by Jim Chrismer, Commissioner, Historic Preservation Commission

"I must re-iterate my absolute hope that HPC will come out hard in opposition to any changes in the two parcels across from St. Ignatius Church. That property, including its historic graveyard, is completely unique in this county and deserving of particularly strong protection, no matter what its modest status regards preservation listing. I repeat it is the oldest Catholic Church in continuous use in the oldest Catholic Archdiocese in the United States of America."

"It was built by Jesuits (Irish immigrant labor) at the encouragement of Bishop (and American patriot during the Revolutionary War) John Carroll, the first Roman Catholic Bishop in the United States. Cardinal Gibbons visited it on several occasions, the pastors and parishioners have been extremely good stewards of their heritage (see the museum in the South wing, the refurbished interior, etc.)"

"It would be a crime if someone had to stand facing the church and see it outlined at its back by a Royal Farms Store selling nachos and dispensing gas; or to stand in the grassy cemetery of graves going back to the 18th century"

14. F031, F031-1, the HPC recommends denial. Increasing high intensity Commercial zoning would significantly impact the historical nature of the area and would be contrary to Master Plan recommendations to limit commercial rezoning.

Appendix G Environmental Advisory Board Comments

DAVID R. CRAIG HARFORD COUNTY EXECUTIVE

LORRAINE COSTELLO
DIRECTOR OF ADMINISTRATION



ANTHONY S. MCCLUNE ACTING DIRECTOR OF PLANNING & ZONING

HARFORD COUNTY GOVERNMENT

Environmental Advisory Board

September 13, 2005

Mr. Anthony McClune, Acting Director Harford County Department of Planning & Zoning 220 S. Main Street Bel Air, MD 21014

Dear Mr. McClune:

The Harford County Environmental Advisory Board was provided with natural resource information on thirty-one issues that were screened for their potential for significant environmental impact. All issues within the Chesapeake Bay Critical Area were reviewed by the EAB. Where appropriate, we included adjacent issues in our comments.

The recommendations of the EAB are presented on the attached pages. Thank you for the opportunity to comment.

Sincerely.

Elizabeth Bowen, Chair

Environmental Advisory Board

EAB REVIEW OF COMPREHENSIVE ZONING ISSUES SEPTEMBER 2005

The Environmental Advisory Board has reviewed the following properties that have applied for comprehensive rezoning and makes the following recommendations:

B005- The EAB recommends that this application be denied due to the prevalence of environmental features located on the property that include streams, high quality forests, non-tidal wetlands, and floodplain areas. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

B015 – The EAB recommends that this request be denied due to the potential impacts on the extensive amount of sensitive environmental features that exists on the site. Specifically, the headwater stream that is present, as well as its buffer, occupy a substantial amount (65%) of the property and would be impacted if any intensified development were approved.

B042 – The EAB recommends that this request be denied due to the potential impacts on the sensitive environmental features that exist on-site. Specifically, the stream segments and their buffers, steep slopes, and mapped floodplain and floodway occupy approximately 60% of the site and would be impacted if any intensified development were to be approved in this high quality subwatershed.

B043- The EAB recommends that this application be denied due to the significant environmental features contained on the site including streams, wetlands, and floodplain areas, and the severe constraints on sewage disposal of the soils on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

B045- The EAB recommends that this application be denied due to the environmental features that may be impacted by higher density development and the moderate and severe septic disposal limitations of the soils present on site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

B047- The EAB recommends that this application be denied due to the environmental features that may be impacted by higher density development and the septic disposal limitations of the soils present on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

D040 through D046- The EAB recommends that these applications be denied due to the effects that increased developmental density may have on the high quality stream to which these properties drain. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

D069 – The EAB recommends that only a portion of this property receive its rezoning request. The portion of the request that the EAB supports is that which occurs to the south of Johnson Mill Road. The northern portion is substantially encumbered by sensitive environmental features.

D101 and D053- The EAB recommends that these applications be denied due to the significant environmental features contained on the site including streams, wetlands, and sensitive watershed characteristics, and the septic disposal limitations of the soils on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

D102 – The EAB recommends that this request be denied due to the impacts that increased development may have on the sensitive environmental features present on the property, which include a stream bisecting the property and possible nontidal wetland areas (over 50 percent Natural Resource District). In addition, the requested zoning is inconsistent with the Land Use Plan.

E013- The EAB recommends approval of this application due the size of the property and its proximity to other Rural Residential areas and in part to the fact that the NRD buffer areas here are currently disturbed by agricultural activities. It is also believed that the NRD areas could provide a buffer between the adjacent agricultural uses and the proposed residential uses. It is hoped that these areas would be improved through the application of the Forest Conservation Law and the County's NRD regulations.

E043 – The EAB recommends that this request be denied due to the potential impacts on the sensitive environmental features that exist on-site (total NRD is approximately 40 percent). Specifically, floodplain areas, nontidal wetlands, and stream systems may be impacted by more intensive development.

E062 and E064 – The EAB recognizes the inevitability of development in this area; however, the EAB expressed its concern about potential impacts to this high quality watershed by the proposed zoning requests on these forested properties. Clustering of development and strict enforcement of environmental regulations would afford some measures of protection.

F004 – The EAB recommends that this request be denied due to the potential impact on the sensitive environmental features that exist on-site. Specifically, Bynum Run, nontidal wetlands, steep slopes, and buffers occupy 88% of the site.

F005 and F006 – The EAB recommends that these requests be approved with the understanding that the sensitive environmental features will be protected according to the Natural Resource District regulations. The EAB understands that although these properties have environmental constraints, the properties are located within the Development Envelope, are targeted for a residential use in the Land Use Plan, and are surrounded on three sides by residential zoning.

F007 and F035 – The EAB recommends that these requests be denied due to the extensive amount of sensitive environmental features that are present on the sites, specifically the stream and wetland areas (65-70 percent Natural Resource District). In addition, the requested zoning is inconsistent with the Land Use Plan.

F016 and F018- The EAB recommends that these applications be denied due to the potential impacts on the high quality forest, wetlands, and stream systems, and the septic disposal limitations of the soils on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

F022 and F023 – The EAB recommends that these requests be denied due to the potential impacts to the sensitive environmental features present on the property, including streams and their buffers, mapped wetlands, steep slopes, and floodplain within this high quality subwatershed. In addition, the requested zoning is inconsistent with the Land Use Plan.

F025 – The EAB recommends that only the front portion of the property be granted the requested zoning change (specifically the narrow area immediately adjacent to the roadway which extends approximately 515 feet back from the road) due to the current use of the property. The rear of the property where it opens up considerably should remain in its current zoning due to the stream and mapped wetlands bisecting this area.

F029- The EAB recommends that this application be denied due to the environmental features contained on the site including streams, wetlands, and sensitive watershed characteristics, and the moderate and severe septic disposal limitations of the soils present on site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

The Environmental Advisory Board has reviewed the five comprehensive zoning issues within the Chesapeake Bay Critical Area and makes the following recommendations:

A036- The EAB supports the approval of this request with the understanding that there will be no commercial use within the RCA portion of the property.

E042- The EAB supports the approval of this request with the understanding that the sensitive habitat areas are protected by the Critical Area zoning regulations and that the dwelling density will not exceed those limits established for the RCA. Furthermore, the EAB understands that the request will actually decrease the permitted density as per the underlying zoning change from R1 to RR.

F020- The EAB strongly disapproves of the request for zoning change on this property due to the inconsistency of uses permitted in B3 zoned properties and the RCA land use designation. Furthermore, several sensitive habitat areas exist on the land that would

severely restrict developing this property in a manner consistent with high density commercial use.

F020-1- The EAB strongly disapproves of the request for zoning change on this property due to the inconsistency of uses permitted in B3 zoned properties and the RCA land use designation. Furthermore, several sensitive habitat areas exist on the land that would severely restrict developing this property in a manner consistent with high density commercial use.

F021- The EAB strongly disapproves of the request for zoning change on this property due to the inconsistency of uses permitted in B3 zoned properties and the RCA land use designation. Furthermore, several sensitive habitat areas exist on the land that would severely restrict developing this property in a manner consistent with high density commercial use.

Appendix H Agricultural Land Preservation Advisory Board Comments

DAVID R. CRAIG HARFORD COUNTY EXECUTIVE



LORRAINE COSTELLO DIRECTOR OF ADMINISTRATION



REACHED ACTION & DMcClune Acting Director of Planning & Zoning 2005 SEP - 7 A 10: 24:

PLANTING & ZONING

HARFORD COUNTY GOVERNMENT



Department of Planning and Zoning

September 7, 2005

Anthony S. McClune Acting Director of Planning and Zoning 220 South Main Street Bel Air, MD 21014

Dear Mr. McClune:

The Harford County Agricultural Land Preservation Advisory Board, at their August meeting, reviewed the submitted comprehensive zoning requests. In general, the Board agreed by consensus to continue it's longstanding position that any request for increased density in the Agriculture designation on the 2004 Land Use Plan should be denied.

The Board would also like to express their concern for maintaining and sustaining the character of the Rural Villages. Requests to change zoning classifications in these areas should be consistent with the Rural Village zoning classifications VR or VB. Any change in zoning classifications outside the Development Envelope, Rural Village or Rural Residential designations on the 2004 Land Use Plan, jeopardizes the land preservation efforts in Harford County.

Please feel free to contact me if there are any questions with our findings at 410-734-6661. We thank you for your continued support of land preservation in Harford County.

Sincerely,

Worley Gene Umbarger, Chair Agricultural Land Preservation

Advisory Board

WGU/sw

~ Preserving Harford's past, promoting Harford's future ~
MY DIRECT PHONE NUMBER IS (410) 638-3103
220 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 • www.harfordcountymd.gov